



City Council Meeting

Tuesday, May 14, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 55 min

1: Call to Order

2: Roll Call and Excused Absences

2A. Excused Absence

3: Invocation

4: Pledge of Allegiance

5: Appointment

5A. Discussion/Action by Council to re-appoint Judge Dana Jacobson as the Associate Municipal Judge for the City of Cibolo. Judge Jacobson will also be given the Oath of Office by the City Secretary. (Ms. Cimics)

5B. Discussion/Action by the City Council to appoint Ms. Diana Weimer as the District One representative to the Planning and Zoning Commission. (Councilman Benson)

6: Proclamations

6A. Proclamation designating May 2024 as Community Action Month (Ms. Flores)

6B. Proclamation designating May 2024 as Older Americans' Month (Councilman Hetzel)

6C. Proclamation designating May 2024 as Motorcycle Safety and Awareness Month. (Councilman Hicks)

6D. Proclamation for Public Service Recognition Week. (Mr. Reed)

6E. Proclamation for Municipal City Secretary's Week (Ms. Cimics/Ms. Chapman)

7: 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. 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 pcimics@cibolotx.gov and vchapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

8: Resolution

8A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the grant of Public Resources in support of the 2024 Malcolm Brown Foundation Summer Camp. (Mr. Reed)

9: Public Hearing

9A. Conduct a public hearing regarding a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

9B. Conduct a public hearing regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

10: Ordinances

10A. Approval/Disapproval of an Ordinance for a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

10B. Approval/Disapproval of an Ordinance for a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS. (Ms. Huerta)

10C. Approval/Disapproval of an Ordinance for a Conditional Use Permit (CUP) request to allow Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES. (Ms. Huerta)

10D. Approval/Disapproval of a proposed amendment to an ordinance concerning the Conditional Use Permit (CUP) for a Concrete Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC. (Ms. Huerta)

11: 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.)

11A. Approval of the minutes of the Regular City Council Meeting held on April 9, 2024.

11B. Approval of the minutes of the Regular City Council Meeting held on April 23, 2024.

11C. Approval of the January 2024 Check Register pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

11D. Approval of the January 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

12: Staff Update

12A. Administration

- Joint Memorial Day Event (Cibolo, Schertz & Selma), Monday, 5/27, at 10 a.m. at Veterans Park.
- Fishing Event at the Cibolo/HEB Pond – Confirmed for Saturday, June 1st, from 8 a.m. to 12 p.m.
- Business Appreciation Lunch (May 7th) Recap.
- Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).
- Capital Improvement Program – Updates on Projects. (Bentwood Pass, Buffalo Crossing & Bentwood Ranch Drive).
- Council Budget Workshop – June 18 and July 16.

12B. Police Department Monthly Report - April 2024

12C. Animal Services Monthly Report - April 2024

13: Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney, 551.072 Real Property, and 551.074 Personnel Matters to deliberate and seek legal advice regarding the following:

13A. The Duties of the City Attorney and to seek advice related to land use regulation and enforcement, municipal court proceedings, current, anticipated, and future litigation, related settlement matters, and property acquisition.

13B. The acquisition of additional real property which would otherwise place the City in a disadvantage during real estate purchase negotiations if conducted in open session.

14: 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.

15: Discussion/Action

15A. Discussion/Action regarding the Cibolo Police Department School Resource Officer (SRO) Program and exploring options to shift five SROs to patrol. (Chief Andres)

15B. Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2023. (Ms. Miranda and Ms. Pitman)

15C. Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)

15D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)

15E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)

15F. Discussion/Action on City of Cibolo's payment in FY25 for the bonds issued for the CCMA Southern Plant as required in the Southern Plant Wastewater Services and Funding Agreement. (Mr. Reed)

15G. Discussion/Action regarding the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)

15H. Discussion/Presentation of the Economic Development Annual Report. (Ms. Lee)

15I. Discussion/Presentation on the 2023 Racial Profiling Report. (Chief Andres)

15J. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously. (Councilman Benson)

15K. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

15L. Discussion on items the City Council would like to see on future agendas. (Council)

15M. 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)

16: Adjournment

16A. 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 _____ 2024.

Name and Title

Date Posted: May 8, 2024



City of Cibolo

City Council Regular Meeting Staff Report

Proclamation designating May 2024 as Community Action Month (Ms. Flores)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Proclamations	Item: 6A
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

[Proclamation Community Action Month.pdf](#)



PROCLAMATION

Designating May 2024 as Community Action Month

WHEREAS, the Community Council of South Central Texas, Inc. was established as a Community Action agency on May 11, 1965 as a result of President Lyndon B. Johnson's Economic Opportunity Act, passed in 1964, a pivotal piece of legislation in the War on Poverty; and

WHEREAS, the service area encompasses the South Central and Southwest Texas Counties of Atascosa, Bandera, Bee, Brewster, Crane, Comal, Culberson, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Hudspeth, Jeff Davis, Karnes, Kerr, Kendall, Kinney, LaSalle, Live Oak, Maverick, Medina, McMullen, Pecos, Presidio, Real, Terrell, Uvalde, Val Verde, Wilson, and Zavala; and

WHEREAS, in the past year, CCSCT has empowered 32 individuals to attain self-sufficiency, 1,713 to find stable housing, weatherized 149 homes and multi-family units, made 6,511 utility payments, helped 104 households with rental assistance, enrolled 221 children in Head Start, rendered 31,920 in WIC services, and kept 157 Veterans out of homelessness; and

WHEREAS, CCSCT is a member of the National Community Action Network; and

WHEREAS, Community Council of South Central Texas' mission is empowering vulnerable families and individuals in greater South Central Texas to achieve self-sufficiency by eliminating barriers through innovative programs and strong community partnerships; and

WHEREAS, Community Action promotes community-wide solutions to challenges throughout our cities, suburbs, and rural areas by delivering innovative services and support that create greater opportunities for families and children to succeed; and

WHEREAS, Community Action insists on community participation and involvement ensuring that all sectors of the community have a voice and will be heard; and

WHEREAS, Community Action is celebrating 59 years of innovation, impact, and providing proven results for Americans.

NOW, THEREFORE I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf of the Cibolo City Council, staff, and all citizens, do hereby proclaim the month of May 2024 as **Community Action Month** in Cibolo, Texas, and recognize the hard work and dedication of all Cibolo, Texas Community Action Agencies.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 14th day of May 2024.

Mark Allen, Mayor
City of Cibolo



City of Cibolo

City Council Regular Meeting Staff Report

Proclamation designating May 2024 as Older Americans' Month (Councilman Hetzel)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Proclamations	Item: 6B
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

[Proclamation Older Amer. 2024.pdf](#)



PROCLAMATION BY THE MAYOR OF THE CITY OF CIBOLO

DESIGNATING MAY 2024 AS OLDER AMERICANS' MONTH

WHEREAS, the City of Cibolo includes a growing number of older adults who contribute their strength, wisdom, and experience to our community; and

WHEREAS, the City of Cibolo benefits when people of all ages, abilities, and backgrounds are welcomed, included, and supported; and

WHEREAS, the Administration for Community Living has deemed the 2024 theme as "Powered by Connection", recognizing the profound impact that meaningful relationships and social connections have on our health and well-being;

Now, THEREFORE, I, Mark Allen, Mayor of Cibolo, Texas, on behalf of the Cibolo City Council, staff, and all citizens, do hereby proclaim May 2024 as Older Americans Month in Cibolo, Texas, and urge all residents to recognize our older adults' contributions, help create an inclusive society, and join efforts to support older adults' choices about how they age within the community.

In Testimony Whereof, I have signed my name officially and cause the Seal of The City Of Cibolo to be affixed at Cibolo on this 14th day of May 2024.

Mark Allen, Mayor
City of Cibolo



City of Cibolo

City Council Regular Meeting Staff Report

Proclamation designating May 2024 as Motorcycle Safety and Awareness Month. (Councilman Hicks)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Proclamations	Item: 6C
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

[Proclamation Motorcycle Safety.pdf](#)



PROCLAMATION

Designating May 2024 as Motorcycle Safety and Awareness Month

WHEREAS, today's society finds more citizens involved in motorcycling on the roads of our country, both for affordable transportation and recreation; and

WHEREAS, motorcyclists are less protected and therefore more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, campaigns have helped inform riders and motorists alike regarding motorcycle safety issues to reduce motorcycle-related risks, injuries, and, most of all, fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists, regarding them with the same respect as any other motorist or vehicle traveling the highways of this country, and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and

WHEREAS, all citizens of our community need to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve.

NOW, THEREFORE I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf of the Cibolo City Council, staff, and all citizens, do hereby proclaim the month of May 2024 as **Motorcycle Safety and Awareness Month** in Cibolo, Texas, and urge all residents to do their part to increase safety and awareness in our community.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 14th day of May 2024.

Mark Allen, Mayor
City of Cibolo



City of Cibolo

City Council Regular Meeting Staff Report

Proclamation for Public Service Recognition Week. (Mr. Reed)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Proclamations Item: 6D
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

[Proclamation Public Service Week.pdf](#)



"City of Choice"

PROCLAMATION

PUBLIC SERVICE RECOGNITION WEEK

In honor of the millions of public employees at the federal, state, county, and city levels:

WHEREAS; Americans are served every single day by public servants at the federal, state, county and city levels. These unsung heroes do the work that keeps our nation working; and

WHEREAS; Public employees take not only jobs, but oaths; and

WHEREAS; Many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals and others, risk their lives each day in service to the people of the United States and around the world; and

WHEREAS; Public servants include building inspectors, administrative personnel, maintenance workers, information services specialists, social workers and countless other occupations. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

WHEREAS; Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

NOW, THEREFORE I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, do hereby announce and proclaim to all citizens that May 5-11, 2024, is Public Service Recognition Week. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels — federal, state, county, and city.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of the City of Cibolo to be affixed this 14th day of May 2024.

Mark Allen, Mayor
City of Cibolo



City of Cibolo

City Council Regular Meeting Staff Report

Proclamation for Municipal City Secretary's Week (Ms. Cimics/Ms. Chapman)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Proclamations Item: 6E
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

[Proclamation for City Secretary's Week.pdf](#)



Proclamation

55th ANNUAL PROFESSIONAL MUNICIPAL CLERKS/CITY SECRETARY'S WEEK

May 5 - May 11, 2024

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations.

Whereas, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Mark Allen, Mayor of Cibolo, do recognize the week of May 5 through May 11, 2024, as Professional Municipal Clerks Week, and further extend appreciation to our City's Professional Municipal Clerks and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of The City of Cibolo on this the 14th day of May 2024.

Mark Allen, Mayor
City of Cibolo



Approval/Disapproval of a Resolution of the City of Cibolo authorizing the grant of Public Resources in support of the 2024 Malcolm Brown Foundation Summer Camp. (Mr. Reed)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Resolution	Item: 8A
From		
Wayne Reed, City Manager		

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The Malcolm Brown Foundation (www.mbrownfoundation.com) was created in 2017 by Mr. Malcolm Brown to empower under-resourced youth by promoting holistic well-being through comprehensive support in mental health and physical health (see Attachment 2). Malcolm Brown was raised in the City of Cibolo, attended Steele High School and was a standout running back. Brown set a school record (which still stands) of 2,596 yards and 30 touchdowns in his senior year, leading Steele to its first-ever Class 5A Division II state championship in 2010 (Cibolo Steele 24, Denton Guyer 21). Mr. Brown went on to attend the University of Texas at Austin and was the leading running back during his four (4) seasons (2011-2014). Brown went on to play in the National Football League (NFL), playing for the St. Louis/Los Angeles Rams, Miami Dolphins, and New Orleans Saints. Through the Malcolm Brown Foundation (MBF), Mr. Brown has been giving back to the youth of Cibolo and the surrounding area by holding summer camps to help them realize they can achieve their full potential by building growth mindsets, healthy lifestyles, and wealth consciousness (see Attachment 2).

The MBF has requested to utilize the City of Cibolo's Multi-Event Center (MEC) and the field located to the east of the MEC to hold its 2024 Summer Camp on June 21st, the same evening as the Cibolo Summer Night June event. The two events will complement the use of the facility, not compete for the same areas (see Attachment 3). (The June CSN is the fishing event that is held on the concrete area near the entry to the MEC.) The summer camp has been successful over the past several years, often attracting more than 400 youth in the 5th through 9th grades. This summer camp will have cheerleading and football activities. They propose to use a portion of the multi-use field for the football activities and the other field located to the east side of the MEC for the cheerleading activities (see Attachment 3). The summer camp is held in the evening and follows a schedule like the one below (example run of events):

6:00 PM Registration opens for Camp 1 Football and Cheer Camp
7:30 PM Camps 1 (1st - 5th Grades) begins for football and cheer activities
8:00 PM Registration opens for Camp 2 Football and Cheer Camp
8:30 PM Camp 2 (6th - 9th Grades) begins for football and cheer activities
9:30 PM Camp 2 ends

Again, the above run of events is shown as an example of how the summer camp activities are usually scheduled. The MBF will post the actual 2024 Summer Camp activities and times if the City Council approves the use of the MEC and other public resources.

Public Resources

The MBF is seeking the City of Cibolo support for the use of public resources to support its 2024 Summer Camp ("Event") to allow it to benefit and enrich the lives of the children of Cibolo. The Public Resources include, but are not limited to, the following:

- The City of Cibolo Multi-Event Center, including access to the press box, while the City holds its June CSN (fishing activity) and the sports field located to the east of the MEC facility

- Field set-up by City staff to create a horseshoe of bleachers around a portion of the MEC field and other preparation activity
- City benches from the Fire Department
- City promotional efforts
- Two (2) law enforcement (2) personnel time (“Public Resources”) to support the Event

City Council should grant the City Manager some discretion for other incidental public resources to support the Event, similar to how it has allowed for the Pow Wow. The City is looking into renting inflatables to be placed on the unused portion of the MEC field to be available to all children attending the CSN and the MBF Summer Camps so the kids have an opportunity to have fun during a summer evening (see Attachment 3).

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

The City of Cibolo will have limited expenses for the two (2) police officers during this roughly 4-hour event. Should the City rent inflatables for the CSN, which would be made available to all children, this would be an expense incurred by the City. City staff are reaching out to companies that rent inflatables to get a range of costs.

SUGGESTED MOTION(S):

I move to approve the Resolution authorizing the grant of Public Resources in Support of the Malcolm Brown Foundation Summer

Attachments

[Att 1 Cibolo Resolution for MBF 2024.05.06.pdf](#)

[Att 2 Malcolm Brown Foundation Flyer.pdf](#)

[Att 3 MBF Summer Camp - MEC Layout for 2024-06-21.pdf](#)



RESOLUTION NO. _____

RESOLUTION BY THE CITY OF CIBOLO, TEXAS AUTHORIZING THE USE OF PUBLIC RESOURCES IN SUPPORT OF THE MALCOM BROWN FOUNDATION SUMMER CAMP; FINDING THE USE OF PUBLIC RESOURCES IS FOR A PUBLIC PURPOSE; AUTHORIZING THE CITY MANAGER TO ARRANGE FOR THE USE OF PUBLIC RESOURCES; PROVIDING FOR REPEAL AND SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Cibolo, Texas finds the Malcom Brown Foundation Summer Camp (“the Event”) is an event dedicated to empowering under-resourced youth by promoting holistic well-being through comprehensive support in mental health and physical health; and

Whereas, the City Council finds that allowing the use of City Multi-Event Center, equipment, promotional efforts, and law enforcement personnel time (“Public Resources”) to support the Event benefits and enriches the lives of the children of Cibolo; and

Whereas, the City Council finds the Malcom Brown Foundation will use Public Resources to provide for the health, safety, and welfare of citizens and participants who attend the Event and ensure a safe and welcoming Event.

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

- 1) The recitals are hereby found to be true and correct and are hereby incorporated as part of this Resolution.
- 2) This grant is an appropriate use of Public Resources as it supports the public purposes stated herein.
- 3) The City of Cibolo grants the use of Public Resources to the Malcom Brown Foundation for its use in producing the Malcom Brown Foundation Summer Camp events scheduled in June 2024 in Cibolo, Texas.
- 4) The City Manager is authorized to arrange for the scheduling and use of Public Resources provided by this Resolution.

- 5) This Resolution shall be and is hereby cumulative of all other resolutions of the City of Cibolo, Texas, and this resolution shall not operate to repeal or affect any of such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolutions are hereby repealed.
- 6) If any section, paragraph, sentence, clause, or phrase of this Resolution shall for any reason be held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.
- 7) The City Council hereby finds and determines that the meeting at which this Resolution was passed was conducted in accordance with the Texas Open Meetings Act.
- 8) This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

By: _____
MARK ALLEN
Mayor

ATTEST:

PEGGY CIMICS, TRMC
City Secretary

APPROVED AS TO FORM:

GEORGE HYDE, City Attorney
Hyde Kelley LLP

CAMP INFO

The Youth Football and Cheer Camp offers over 475 elementary and middle school football players and cheerleaders a night to practice and perform in front of their loved ones while accompanied by a high school band. Football campers learn basic skills, technique from community coaches, high school athletes, collegiate, and professional athletes.

Past football coaches include: Priest Holmes, San Antonio Native and KC Chiefs Hall of Fame; UT-legend Vince Young; Sam Ehlinger of the Indianapolis Colts; UTSA Quarterback Frank Harris; 3x Pro Bowler Quandre Diggs, and more.

Cheer and dance campers learn basic cheer motions and precision dance technique from members of the San Antonio Spurs Silver Dancers as well as Dallas Cowboys Cheerleaders. Most importantly, campers sharpen critical life skills including the importance of working with others, discipline, and self-confidence.



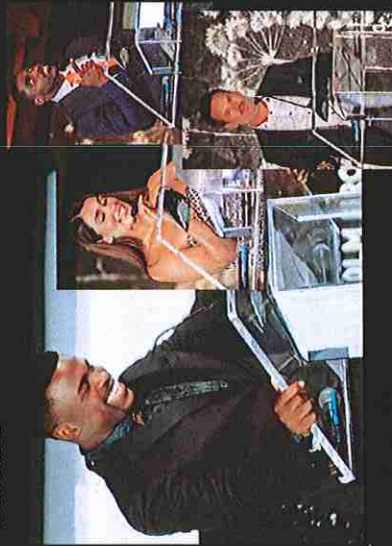
The Butterfly Effect Gala

VISION

Encourage education, promote self confidence and building growth mindsets.

Our mission is to inspire and uplift communities, and the foundation aims to:

- Encourage relationship building across professions
- Provide informal guidance to emerging community leaders
- Challenge attendees to consider opportunities for career growth that they might not have known or had access to beforehand



We believe in The Butterfly Effect.

We believe just one experience can change the trajectory of someone's life. With that as a guiding principle, the foundation seeks to create unique educational experiences that will connect others with a community they can depend on.

Scan Here to Donate

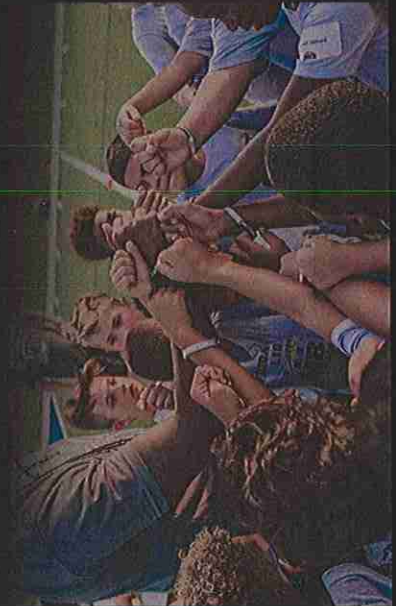


mbrownfoundation.org



Collectively building growth mindsets, healthy lifestyles, and wealth consciousness in our community.

"Formal education will make you a living; self education will make you a fortune". — Jim Rohn



INSPIRE. ENCOURAGE. INNOVATE.

The Malcolm Brown Foundation exists to create change in the lives of families — and particularly youth — in need who are under-resourced.



OUR PILLARS OF SUCCESS



Initial Endeavors:

THRIVE SOCIETY & SCHOLARSHIP OPPORTUNITIES

We are excited to announce that our company has partnered strategically with another organization to develop an innovative platform called Thrive Society. To ensure its accessibility to the youth, the Malcolm Brown Foundation will cover the monthly costs of providing this platform to schools and selected students. Thrive Society offers programs for teens, prioritizing their mental and physical health. Harnessing the power of AI, we curate online education that caters to each child's unique needs. Our platform is dedicated to teaching foundational life skills that empower kids to thrive in all aspects of their lives. We provide comprehensive resources, including interactive exercises, educational materials, expert guidance, and support, to help children effectively navigate challenges and to emerge stronger. By focusing on areas like emotional intelligence, problem-solving, resilience, and holistic health, we equip kids with essential skills for overcoming obstacles and flourishing. In addition, we are proud to announce that we also provide scholarships for deserving individuals.



GROWTH MINDSET

The belief that one's abilities and intelligence can be developed and improved through hard work, dedication, and perseverance.



HEALTHY LIFESTYLE

A way of living that prioritizes physical, mental, and emotional well-being, through a balanced diet, regular exercise, and positive habits.



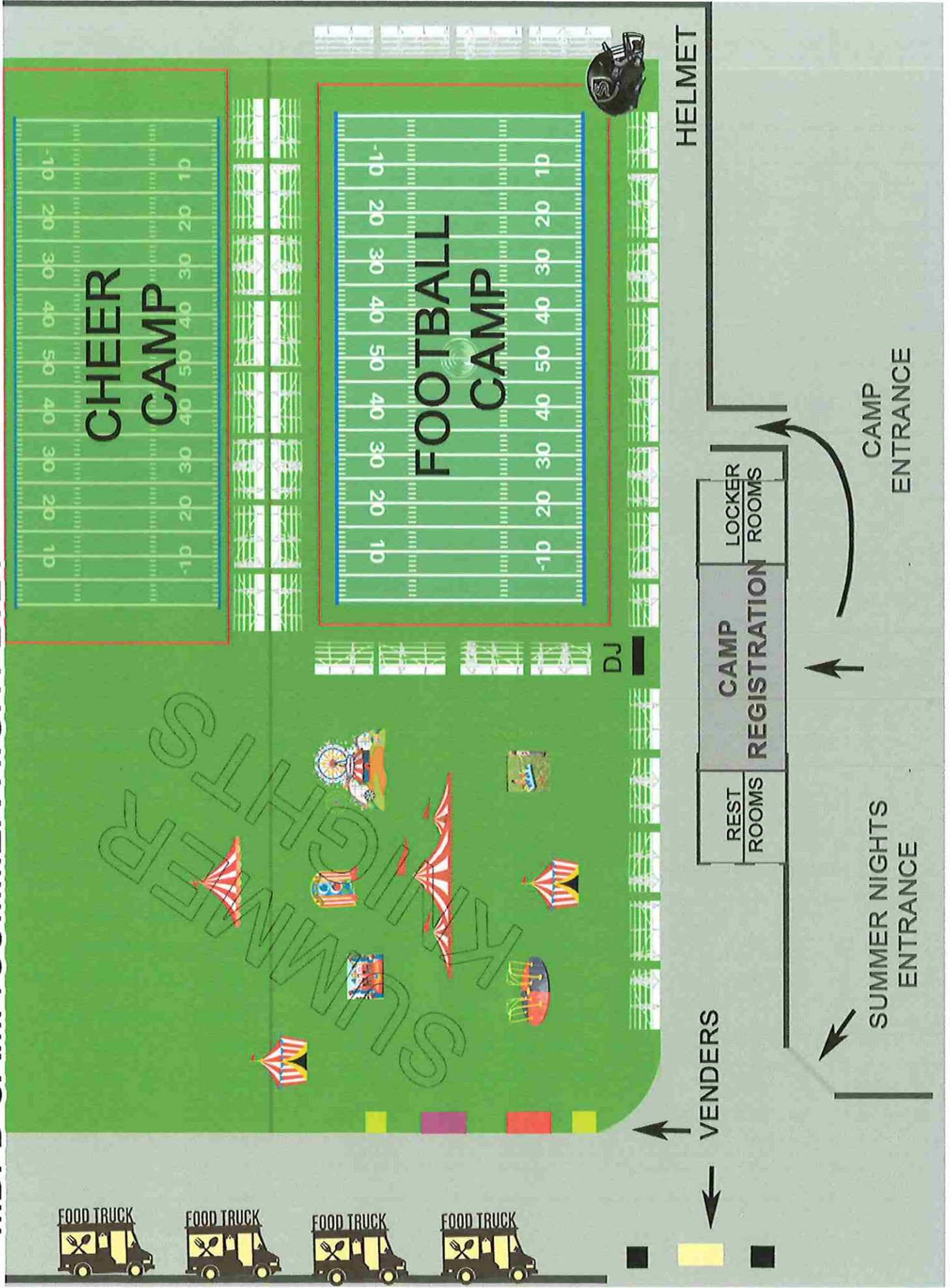
WEALTH CONSCIOUSNESS

The unwavering belief in one's ability to attract and create wealth through a positive and abundant mindset.

Our foundation is dedicated to empowering under-resourced youth by promoting holistic well-being through comprehensive support in mental health and physical health.

We are committed to providing access to resources, education, and opportunities that foster positive mental and physical development, ensuring every young individual can thrive and reach their full potential. Through collaboration, advocacy, and innovative programs, we aim to create a future where all youth have the tools and support necessary to lead healthy, balanced lives and become unstoppable forces for positive change in their communities and beyond.

MBFB CAMP/SUMMER NIGHT 2024





City of Cibolo

City Council Regular Meeting Staff Report

Conduct a public hearing regarding a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Public Hearing	Item: 9A
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Hold Public Hearing

PROPERTY INFORMATION:

Project Name: Cibolo Small Animal Hospital/ VR-24-04

Owners: The Adventure Begins LLC

Representative: Brooke & Christopher Knowlton

Location/Area: 304 South Main Street, 2.477 acres

Location: South of FM 78 & South Main Street

Council District: 2

Zoning: General Commercial (C4), FM 78 Mixed Use Overlay

Proposed Use: Veterinary Services

FINDINGS:

The applicant property is located at 304 South Main Street, south of FM 78. It is within the General Commercial (C4) and FM 78 Mixed Use Overlay zoning districts. It is surrounded by properties within the C4 zoning district. It is adjacent to the Cibolo Youth Sports Complex to the southeast, and the Red River Ranch Residential Subdivision across South Main Street. There is an existing residential structure on the property that was built in 1960. There is also an existing concrete driveway entrance within the right-of-way of South Main Street that transitions into a dirt driveway beyond the property line. The existing driveway entrance is located approximately 150' away from the northern neighboring property driveway. The applicant is proposing to develop and expand the existing structure into a 5,600 square foot veterinary services business.

Unified Development Code (UDC) Section 18.16.B.1.A states the following:

1. Direct access onto highways and arterials as designated on the Future Thoroughfare Plan shall be restricted as follows:

a) A minimum distance of two hundred and fifty (250') feet must be maintained between driveways, as measured from the edge of pavement to the edge of pavement.

The proposed development includes a new driveway entrance, that is approximately 95' feet from the northern, neighboring driveway that will provide access to new parking facilities for the site. According to the applicant's letter of intent, the proposed new location for the driveway entrance is necessary to accommodate for other development requirements such as parking, sidewalks, landscape buffering, access and fire lane width, while preserving the protected trees on the site.

Other variance requests for this proposed development have been approved including a variance request to UDC Sec. 14.4 to reduce the front building setback from 40' to 17.4' by the Board of Adjustment on September 5, 2023, and a variance approved by the City Council on November 14, 2023, that waived the required right-of-way dedication.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the variance petition, the following conditions be included:

1. The location of the Property's driveway being no less than ninety five feet from the northern neighboring property's driveway measured from the north edge of the pavement of the Property's driveway and the south edge of the pavement of the neighboring property's driveway.
2. The removal of the existing driveway from the Property.

COUNCIL ACTION:

1. **Approve** the requested variance petition to UDC Sec. 18.16.B.1.A to reduce the minimum required 250' distance between driveways, for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.
2. **Approve** the requested variance petition to UDC Sec. 18.16.B.1.A to reduce the minimum required 250' distance between driveways, for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.
3. **Deny** the variance petition **with findings**.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Variance

The Commission must review the criteria for Granting a Variance, per UDC Section 4.3.5.3. In order to establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district.

STAFF FINDING: The existing structure on the site is roughly 17' from the front property line, which limits the buildable area of the property. According to the applicant's letter of intent, the proposed new location for the driveway entrance is necessary to accommodate for other development requirements such as parking, sidewalks, landscape buffering, access and fire lane width, while preserving the protected trees on the site.

B. That literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.

(UDC) Section 18.16.B.1.A:

1. Direct access onto highways and arterials as designated on the Future Thoroughfare Plan shall be restricted as follows:

a) A minimum distance of two hundred and fifty (250') feet must be maintained between driveways, as measured from the edge of pavement to the edge of pavement.

STAFF FINDING: Enforcing the driveway spacing requirements would deprive the applicant of rights commonly enjoyed as construction of a driveway 250' from the neighboring, northern driveway would put the driveway on the property line of the subject property. Compliance with the spacing requirement is not feasible given the distance of the existing neighboring driveway.

C. That special conditions or circumstances did not result from the actions of the applicant.

STAFF FINDING: The conditions are not a result of applicant actions. The property has limitations due to the location of

the existing structure and the needed changes to meet all UDC development requirements.

D. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structure, or buildings in the same district.

STAFF FINDING: The applicant would receive a special privilege if granted the variance as this is a requirement of all lots proposed for development with direct access onto Arterial Streets. However, the applicant has limited buildable area on the site given the location of the existing structure

Attachments

[Application](#)

[Narrative](#)

[Exhibit](#)

[Property Map](#)



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

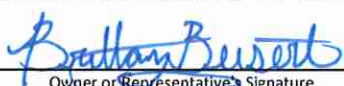
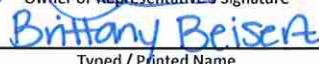
UNIVERSAL APPLICATION - VARIANCE

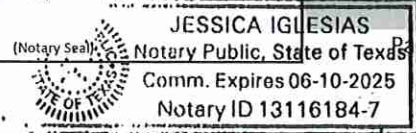
Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Location (address):	304 S Main St		
Total Acres:	2.4770	Survey Name/Subdivision:	William Brackin
		Abstract No.:	57
Project Name:	(if applicable): Cibolo Small Animal Hospital		
Description of proposed Variance:	Driveway Spacing		
Current Zoning:	C4	Overlay:	<input type="checkbox"/> None <input type="checkbox"/> Old Town <input checked="" type="checkbox"/> FM 78
Proposed Zoning:	C4	# of Lots:	1
		# of Units:	1
Please Choose One:	<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
	<input type="checkbox"/> Other		
Current Use:	Residential	Total Proposed Square Footage:	5,600
Proposed Use:	Veterinarian Office		(Commercial/Industrial only)

Applicant Information:

Property Owner Name:	Adventure Begins LLC attn: Chris & Brooke Knowlton		
Address:	300 Morgan Run	City:	Cibolo
State:	TX	Zip Code:	78108
		Phone:	210-651-1384
Email:	knowltondvm@cibolosmallanimalhospital.com	Fax:	210-579-6725
*Applicant (if different than Owner):	HMT Engineering & Surveying attn: Brittany Beisert, PE		
* Letter of Authorization required			
Address:	290 S Castell Ave, Suite100	City:	New Braunfels
State:	TX	Zip Code:	78130
		Phone:	830-625-8555
Email:	brittanyb@hmtnb.com	Fax:	
Representative:	HMT Engineering & Surveying attn: Brittany Beisert, PE		
Address:	290 S Castell Ave, Suite100	City:	New Braunfels
State:	TX	Zip Code:	78130
		Phone:	830-625-8555
Email:	brittanyb@hmtnb.com	Fax:	

Authorization:	By signing this application, you hereby grant Staff access to your property to perform work related to your application.	City of Cibolo Use Only
		Total Fees
	Owner or Representative's Signature	Payment Method
		Submittal Date
	Typed / Printed Name	Accepted by
State of	Texas	Case Number
County of	Comal	
Before me,	Jessica Iglesias	
	Name of Notary Public	
	Brittany Beisert	
	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	28th	day of February, 2021
	Notary Public Signature	





290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

February 28, 2024

City of Cibolo
Planning and Zoning Department
200 S Main St,
Cibolo, TX 78108

RE: Driveway Variance Request Letter for Cibolo Small Animal Hospital

This letter is for the request for a variance on the driveway spacing as required by City of Cibolo Code of Ordinances Sec. 18.16.B for the project located at 304 S Main St, Cibolo, TX 78108 known as Cibolo Small Animal Hospital (Guadalupe Property ID: 60614).

The existing property is currently unoccupied with an existing single family resident home and supplemental homestead buildings including a greenhouse, barn, and shed. There is an existing concrete driveway within the right-of-way of S Main St. that transitions into a dirt driveway beyond the property line. This existing driveway is located approximately 150' away from the northern neighboring property (Prop, which is also zoned C4 but is currently used a residential rental home (address: 300 S Main St, Guadalupe Property ID: 60523)).

The proposed development is for a new 5,600 square feet veterinarian office that utilizes the existing home building as the main hospital entrance to maintain the characteristic of the Main Street. The boundary limits of the project site constrain the ability to provide ADA accessible ramps, sidewalk, and parking spaces, as well as provide fire lane compliant drive aisle width, attempt to preserve heritage trees, and respect the landscaping buffer as in compliance with the City of Cibolo Code of Ordinances and Zoning rules. The proposed site will have a minimum of 20' wide access to allow for a fire lane, with driveway flares of no smaller than 25' ft in radius. The alignment to adequately comply with the above design constraints have set the new driveway alignment to be approximately 95' feet from the northern, neighboring driveway.

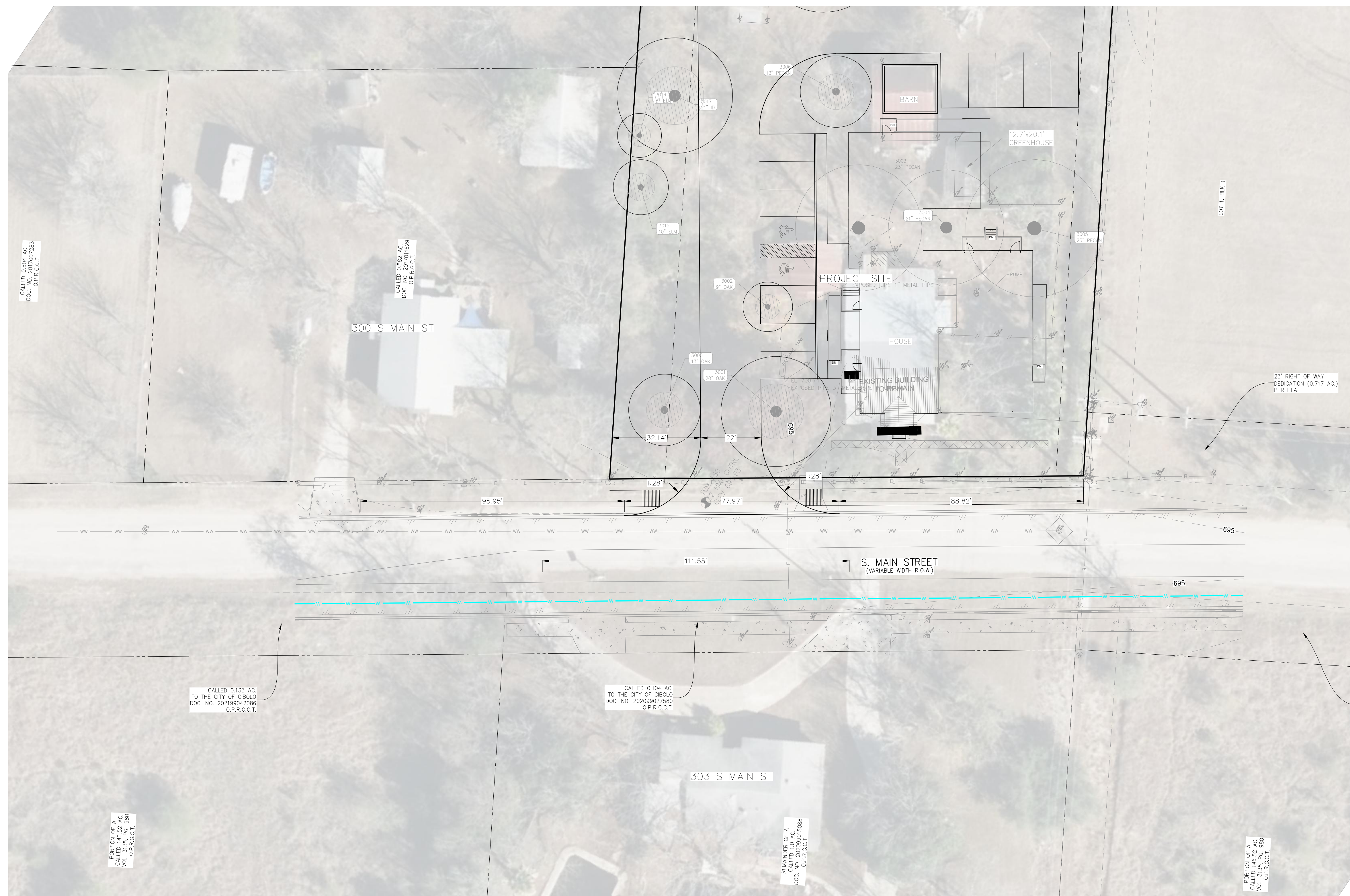
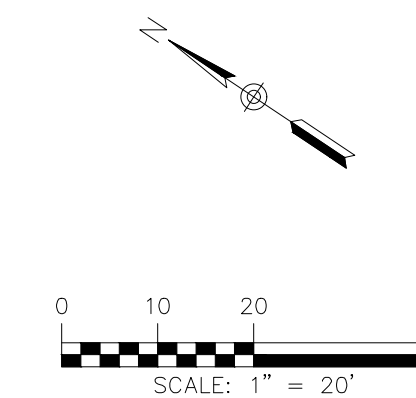
It is my professional opinion that this variance does not impact the health, safety, or welfare of the public. The driveway design allows for the accommodation of wider than required driving space; offers the closest parking spaces access points for ADA compliance; protects a heritage tree; and does not encroach upon the landscape buffer of the neighboring property.

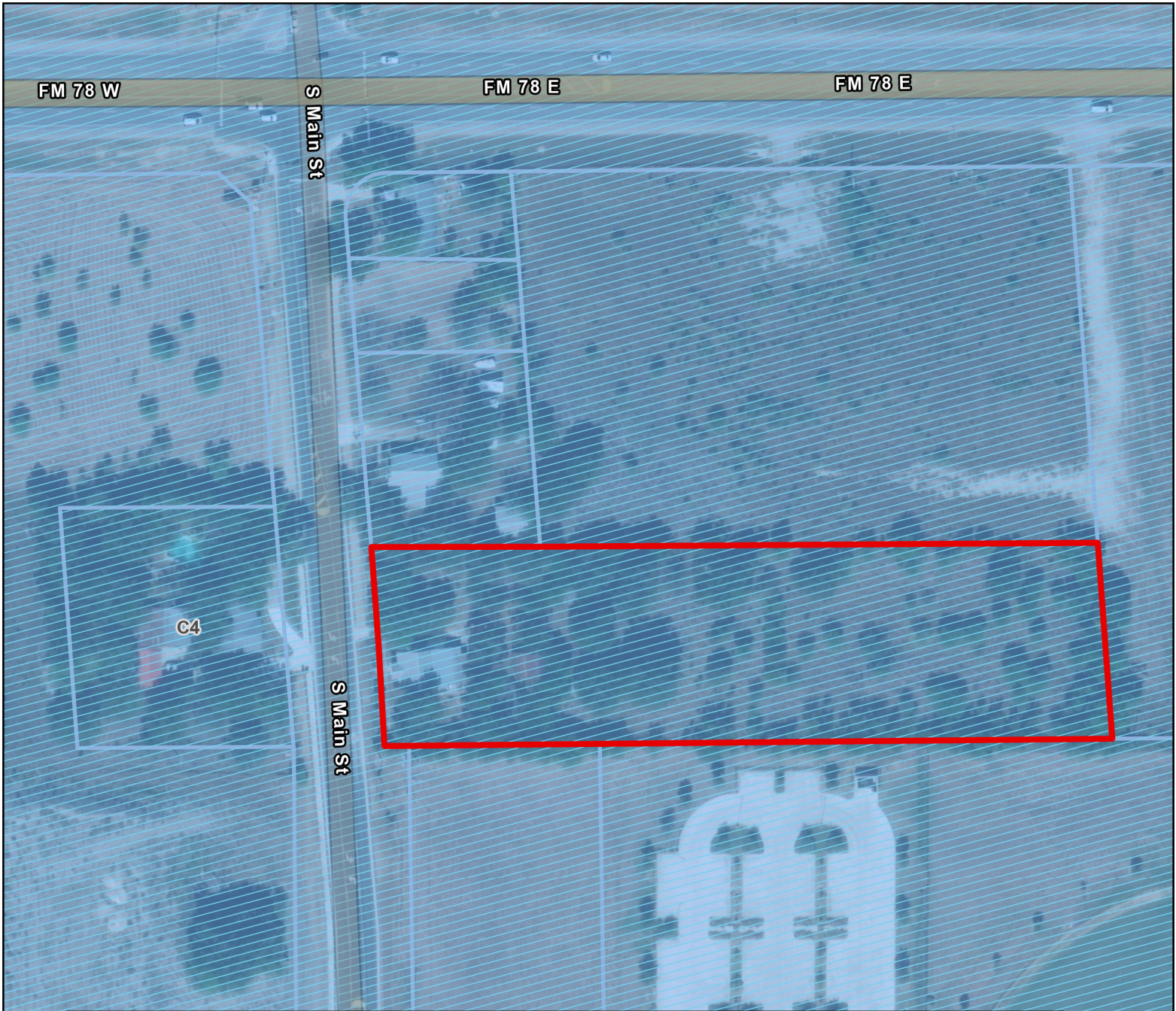
It is for the reasons stated above that we request this variance approval for the Cibolo Small Animal Hospital. Please feel free to call me with any questions concerning this at (830) 625-8555.

Thank you,






A handwritten signature in blue ink that reads 'Brittany Beisert'.

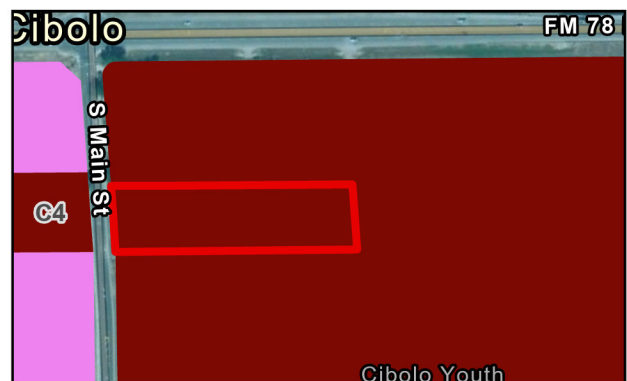
Brittany Beisert, PE
Project Engineer
HMT Engineering and Surveying





304 S MAIN ST
District: 2
General Commercial (C4)

-  304 S Main St.
-  City of Cibolo Water Service Area
-  City of Cibolo Sewer Service Area
-  General Commercial (C4)
-  Planned Unit Development (PUD)



0 50 100 200
Feet



Youth S
Comp



City of Cibolo

City Council Regular Meeting Staff Report

Conduct a public hearing regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Public Hearing	Item: 9B
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Hold 2nd Public Hearing

PROPERTY INFORMATION:

Project Name: VR-24-06

Owner: Continental Homes of Texas, L.P.

Representative: Becky Carroll, Pape-Dawson Engineers

Area: 51.879 acres

Location: SE of Lance Crossing and Overlook Ridge intersection

Council District: 7

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

Proposed Use: 28 single-family residential lots

Utility Providers: Sewer/Water City - Cibolo and Electricity - Guadalupe Valley Electric Coop

FINDINGS:

This requested Variance is for Unit 6 of the Steele Creek development.

A land study/master plan was approved for the Steele Creek development in 2018. A Public Improvements Agreement (PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and the developer in 2021.

Unified Development Code (UDC) Section 18.6 (F) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

The design of Unit 6 within the subdivision includes (28) twenty-eight lot on Waterfall Point, a cul-de-sac street on the Eastern side of Unit 6. The requested variance complies with the approved Land Study/Public Improvements Agreement for the overall development. However, the approved PIA and Land Study are not mechanisms used to provide variances to the UDC.

Additionally, the City Fire Marshall office has reviewed the proposed layout and has no comments.

CITY COUNCIL ACTION:

1. Approve the variance request to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6
2. Approve the variance request to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6, with conditions.
3. Deny the variance petition with findings.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Variance

The Council must review the criteria for Granting a Variance, per UDC Section 4.3.5.3. In order to establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district.

STAFF FINDING: The area of development complies with the layout approved in the Land Study/Public Improvements Agreement (PIA). The neighboring FEMA floodplain along the northern and southern boundaries of the development imposes severe access constraints according to the applicant's attached letter of intent.

B. That literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.

Unified Development Code (UDC) Section 18.6 (F) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

STAFF FINDING: All subdivision development that includes a cul-de-sac street would be subject to this requirements.

C. That special conditions or circumstances did not result from the actions of the applicant.

STAFF FINDING: The neighboring FEMA floodplain along the northern and southern boundaries of the development imposes severe access constraints according to the applicant's attached letter of intent.

D. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structure, or buildings in the same district.

STAFF FINDING: The applicant would receive a special privilege if granted the variance as this is a requirement of all subdivision development that includes a cul-de-sac street.

Attachments

[Application](#)

[Letter of Intent](#)

[Variance Exhibit](#)



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

UNIVERSAL APPLICATION - VARIANCE

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 Location (address): Southeast of the intersection of Lance Crossing and Overlook Ridge
Total Acres: 51.879 Survey Name/Subdivision: Steele Creek Abstract No.:
Project Name: (if applicable): Steele Creek-Unit 6
Description of proposed Variance: To allow 28 single-family lots on a cul-de-sac street

Current Zoning: SF-6 Overlay: ☒ None ☐ Old Town ☐ FM 78
Proposed Zoning: SF-6 # of Lots: 114 # of Units: 1
Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial
☐ Other
Current Use: Undeveloped Total Proposed Square Footage:
Proposed Use: Single-Family Residential (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Continental Homes of Texas, L.P.
Address: 5419 North Loop 1604 East City: San Antonio
State: Texas Zip Code: 78247 Phone: (210) 496-2668
Email: LKOstrander@drhorton.com Fax:

*Applicant (if different than Owner): Leslie Ostrander

* Letter of Authorization required

Address: 5419 North Loop 1604 East City: San Antonio
State: Texas Zip Code: 78247 Phone: (210) 496-2668
Email: LKOstrander@drhorton.com Fax:

Representative: Becky Carroll

Address: 2000 NW Loop 410 City: San Antonio
State: Texas Zip Code: 78213 Phone: (210) 375-9000
Email: bcarroll@pape-dawson.com Fax: (210) 375-9010

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

Leslie Ostrander

Owner or Representative's Signature

Leslie Ostrander

Typed / Printed Name

State of *Texas*

County of *Brewster*

Before me, *Robert Ortega Jr*, on this day personally appeared

Name of Notary Public

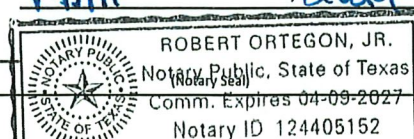
Leslie Ostrander, to be the person(s) who is/are subscribed to the

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 *4* day of *April*, *2024*

Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

April 29, 2024

City of Cibolo
Planning Department
200 S. Main Street
Cibolo, TX 78108

Re: Steele Creek-Unit 6
Variance Application Narrative

To whom it may concern:

This letter serves as a formal request for the consideration of a variance request for Steele Creek-Unit 6, located in the City of Cibolo. The plat and the construction documents are included with this submittal as a reference. Steele Creek-Unit 6 is a proposed single-family residential unit being developed with the larger Steele Creek development located southeast of the intersection of Lance Crossing and Overlook Ridge. We are writing to request a variance regarding Section 18.6 (F which reads "Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots". We respectfully ask that a Variance Request be granted to allow for the platting and development of 28 single-family lots located on the cul-de-sac, exceeding the maximum of 25 single-family lots of Section 18.6 (F) for the following reason:

- Section D107.1 of the 2015 International Fire Code adopted by the City of Cibolo states "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads".
- The land plan is consistent with the "Land Study: Proposed Use & Development" known as Exhibit B in the Public Improvements Agreement for Steele Creek Subdivision approved on July 7, 2021. Exhibit B proposed 30 single-family lots to be constructed on the cul-de-sac street, our current construction plans call for 28 single-family lots on the cul-de-sac street.
- The 100-YR FEMA Floodplain runs through the northern and southern property boundaries of the development and is directly adjacent to the cul-de-sac street on the west. This imposes a severe constraint on access since a secondary access point would need to be constructed through the floodplain.

In my professional opinion, the proposed variance request remains in harmony with the spirit and intent of the UDC, and will not adversely affect the health, safety, or welfare of the public. Thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

If you have any questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Pape-Dawson Engineers

Texas Registered Engineering Firm # 470

Texas Registered Surveying Firm # 10028800

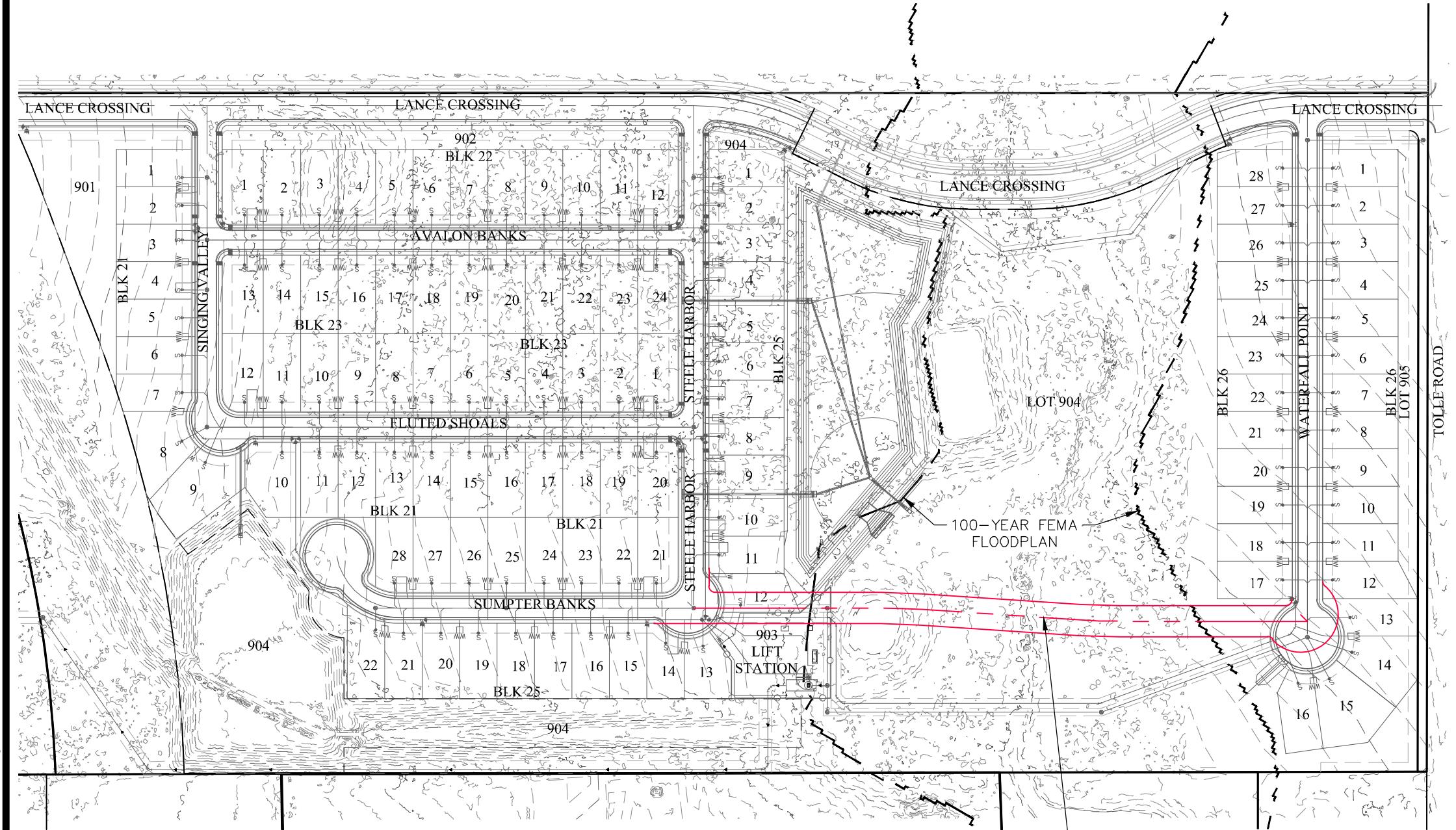


Becky Carroll, P.E.

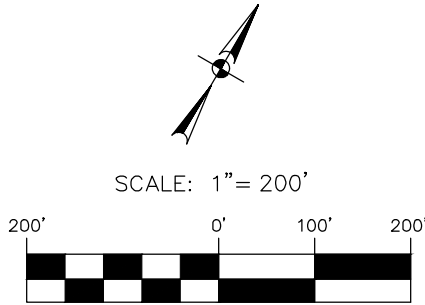
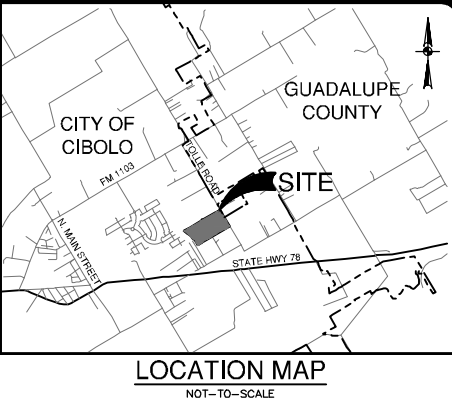
Vice President

P:\126\29\06\Word\Letters\240401 Variance Narrative.docx

Date: May 31, 2023, 4:30 PM - User: JB, SSpolveda
File: P:\128\23\08 Design Exhibits\12629\01 Variance Exhibit.dwg



A STREET CONNECTION THROUGH
THE FLOODPLAIN WOULD BE
NECESSARY TO MEET THE CRITERIA
OF UNIFIED DEVELOPMENT CODE
SECTION 18.6 (F)



STEELE CREEK-UNIT 6
CITY OF CIBOLO, TEXAS
VARIANCE EXHIBIT

JOB NO. 12629-06
DATE APRIL 2024
DESIGNER SS
CHECKED
DRAWN SS
SHEET 1 OF 1

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #410 | TEXAS SURVEYING FIRM #10628800



City of Cibolo

City Council Regular Meeting Staff Report

Approval/Disapproval of an Ordinance for a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Ordinances	Item: 10A
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PROPERTY INFORMATION:

Project Name: Cibolo Small Animal Hospital/ VR-24-04

Owners: The Adventure Begins LLC

Representative: Brooke & Christopher Knowlton

Location/Area: 304 South Main Street, 2.477 acres

Location: South of FM 78 & South Main Street

Council District: 2

Zoning: General Commercial (C4), FM 78 Mixed Use Overlay

Proposed Use: Veterinary Services

FINDINGS:

The applicant property is located at 304 South Main Street, south of FM 78. It is within the General Commercial (C4) and FM 78 Mixed Use Overlay zoning districts. It is surrounded by properties within the C4 zoning district. It is adjacent to the Cibolo Youth Sports Complex to the southeast, and the Red River Ranch Residential Subdivision across South Main Street. There is an existing residential structure on the property that was built in 1960. There is also an existing concrete driveway entrance within the right-of-way of South Main Street that transitions into a dirt driveway beyond the property line. The existing driveway entrance is located approximately 150' away from the northern neighboring property driveway. The applicant is proposing to develop and expand the existing structure into a 5,600 square foot veterinary services business.

Unified Development Code (UDC) Section 18.16.B.1.A states the following:

1. Direct access onto highways and arterials as designated on the Future Thoroughfare Plan shall be restricted as follows:

a) A minimum distance of two hundred and fifty (250') feet must be maintained between driveways, as measured from the edge of pavement to the edge of pavement.

The proposed development includes a new driveway entrance, that is approximately 95' feet from the northern, neighboring driveway that will provide access to new parking facilities for the site. According to the applicant's letter of intent, the proposed new location for the driveway entrance is necessary to accommodate for other development

requirements such as parking, sidewalks, landscape buffering, access and fire lane width, while preserving the protected trees on the site.

Other variance requests for this proposed development have been approved including a variance request to UDC Sec. 14.4 to reduce the front building setback from 40' to 17.4' by the Board of Adjustment on September 5, 2023, and a variance approved by the City Council on November 14, 2023, that waived the required right-of-way dedication.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the variance petition, the following conditions be included:

1. The location of the Property's driveway being no less than ninety five feet from the northern neighboring property's driveway measured from the north edge of the pavement of the Property's driveway and the south edge of the pavement of the neighboring property's driveway.
2. The removal of the existing driveway from the Property.

COUNCIL ACTION:

1. **Approve** the requested variance petition to UDC Sec. 18.16.B.1.A to reduce the minimum required 250' distance between driveways, for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.
2. **Approve** the requested variance petition to UDC Sec. 18.16.B.1.A to reduce the minimum required 250' distance between driveways, for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.
3. **Deny** the variance petition **with findings**.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Variance

The Commission must review the criteria for Granting a Variance, per UDC Section 4.3.5.3. In order to establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district.

STAFF FINDING: The existing structure on the site is roughly 17' from the front property line, which limits the buildable area of the property. According to the applicant's letter of intent, the proposed new location for the driveway entrance is necessary to accommodate for other development requirements such as parking, sidewalks, landscape buffering, access and fire lane width, while preserving the protected trees on the site.

B. That literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.

(UDC) Section 18.16.B.1.A:

1. Direct access onto highways and arterials as designated on the Future Thoroughfare Plan shall be restricted as follows:

a) A minimum distance of two hundred and fifty (250') feet must be maintained between driveways, as measured from the edge of pavement to the edge of pavement.

STAFF FINDING: Enforcing the driveway spacing requirements would deprive the applicant of rights commonly enjoyed as construction of a driveway 250' from the neighboring, northern driveway would put the driveway on the property line of the subject property. Compliance with the spacing requirement is not feasible given the distance of the existing neighboring driveway.

C. That special conditions or circumstances did not result from the actions of the applicant.

. .

STAFF FINDING: The conditions are not a result of applicant actions. The property has limitations due to the location of the existing structure and the needed changes to meet all UDC development requirements.

D. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structure, or buildings in the same district.

Attachments

[Ordinance](#)
[Application](#)
[Narrative](#)
[Exhibit](#)
[Staff Map](#)



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A VARIANCE FOR CERTAIN REAL PROPERTY LOCATED AT 304 SOUTH MAIN STREET; REDUCING THE MINIMUM REQUIRED DISTANCE FROM A DRIVEWAY PROVIDING ACCESS TO THE PROPERTY AND A NEIGHBORING PROPERTY'S DRIVEWAY; IMPOSING CONDITIONS ON SUCH VARIANCE; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, 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 Adventure Begins LLC ("Owner") owns certain land within the corporate limits of the City of Cibolo ("City"), described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC, located at 304 South Main Street, Cibolo, Texas ("Property"); and

WHEREAS, the City Council of the City has adopted a set of comprehensive development regulations known as the Unified Development Code ("UDC"); and

WHEREAS, Section 18.16.B.1 of the UDC provides that a minimum distance of two hundred and fifty feet must be maintained between driveways providing direct access onto arterial streets; and

WHEREAS, the City Council finds the 300 Block of South Main is designated as an arterial street by the Future Thoroughfare Plan; and

WHEREAS, the City Council finds the Owner's representative, Brittany Beisert of HMT Engineering & Surveying, has submitted to the City an application for a variance to reduce the minimum required distance from other driveways for a driveway which provides direct access to South Main Street to and from the Property; and

WHEREAS, the City Council finds that said application was submitted to the City in compliance with the UDC; and

WHEREAS, the City Council finds the Planning and Zoning Commission conducted a public hearing and, using the factors set forth in Section 4.3.5.3 of the UDC, issued its recommendation regarding the variance to the City Council in accordance with law; and

WHEREAS, the City Council finds that Section 4.2.2 of the UDC provides that City Council is responsible for taking final action on certain non-zoning related variances from the UDC; and

WHEREAS, the City Council finds all required public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed variance in accordance with law; and

WHEREAS, the City Council finds legal notice, notifying the public of all public hearings on the consideration of the requested variance, was provided in accordance with law; and

WHEREAS, the City Council, having duly considered the request for variance, desires to approve the variance to allow for less than two hundred and fifty feet between the driveway on the Property and the existing driveway located to the north of the Property.

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 ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC, located at 304 South Main Street, Cibolo, Texas.

SECTION 3. Variance Granted. A variance to allow for one (1) driveway providing access to and from South Main Street from the Property at a distance less than two hundred fifty feet from the driveway to the north is hereby granted for the Property, contingent on 1) the location of the Property's driveway being no less than ninety five feet from the northern neighboring property's driveway measured from the north edge of the pavement of the Property's driveway and the south edge of the pavement of the neighboring property's driveway and 2) the removal of the existing driveway from the Property.

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

SECTION 6. 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. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8. 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. 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 12. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this ____ day of _____ 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney



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

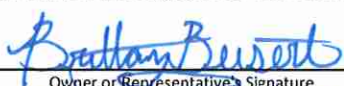
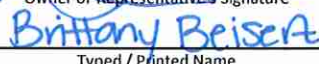
UNIVERSAL APPLICATION - VARIANCE

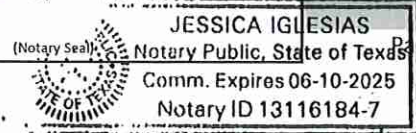
Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Location (address):	304 S Main St		
Total Acres:	2.4770	Survey Name/Subdivision:	William Brackin
		Abstract No.:	57
Project Name:	(if applicable): Cibolo Small Animal Hospital		
Description of proposed Variance:	Driveway Spacing		
Current Zoning:	C4	Overlay:	<input type="checkbox"/> None <input type="checkbox"/> Old Town <input checked="" type="checkbox"/> FM 78
Proposed Zoning:	C4	# of Lots:	1
		# of Units:	1
Please Choose One:	<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
	<input type="checkbox"/> Other		
Current Use:	Residential	Total Proposed Square Footage:	5,600
Proposed Use:	Veterinarian Office		(Commercial/Industrial only)

Applicant Information:

Property Owner Name:	Adventure Begins LLC attn: Chris & Brooke Knowlton		
Address:	300 Morgan Run	City:	Cibolo
State:	TX	Zip Code:	78108
		Phone:	210-651-1384
Email:	knowltondvm@cibolosmallanimalhospital.com	Fax:	210-579-6725
*Applicant (if different than Owner):	HMT Engineering & Surveying attn: Brittany Beisert, PE		
* Letter of Authorization required			
Address:	290 S Castell Ave, Suite100	City:	New Braunfels
State:	TX	Zip Code:	78130
		Phone:	830-625-8555
Email:	brittanyb@hmtnb.com	Fax:	
Representative:	HMT Engineering & Surveying attn: Brittany Beisert, PE		
Address:	290 S Castell Ave, Suite100	City:	New Braunfels
State:	TX	Zip Code:	78130
		Phone:	830-625-8555
Email:	brittanyb@hmtnb.com	Fax:	

Authorization:	By signing this application, you hereby grant Staff access to your property to perform work related to your application.	City of Cibolo Use Only
		Total Fees
	Owner or Representative's Signature	Payment Method
		Submittal Date
	Typed / Printed Name	Accepted by
State of	Texas	Case Number
County of	Comal	
Before me,	Jessica Iglesias	
	Name of Notary Public	
	Brittany Beisert	
	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	28th	day of February, 2024
	Notary Public Signature	





290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

February 28, 2024

City of Cibolo
Planning and Zoning Department
200 S Main St,
Cibolo, TX 78108

RE: Driveway Variance Request Letter for Cibolo Small Animal Hospital

This letter is for the request for a variance on the driveway spacing as required by City of Cibolo Code of Ordinances Sec. 18.16.B for the project located at 304 S Main St, Cibolo, TX 78108 known as Cibolo Small Animal Hospital (Guadalupe Property ID: 60614).

The existing property is currently unoccupied with an existing single family resident home and supplemental homestead buildings including a greenhouse, barn, and shed. There is an existing concrete driveway within the right-of-way of S Main St. that transitions into a dirt driveway beyond the property line. This existing driveway is located approximately 150' away from the northern neighboring property (Prop, which is also zoned C4 but is currently used a residential rental home (address: 300 S Main St, Guadalupe Property ID: 60523).

The proposed development is for a new 5,600 square feet veterinarian office that utilizes the existing home building as the main hospital entrance to maintain the characteristic of the Main Street. The boundary limits of the project site constrain the ability to provide ADA accessible ramps, sidewalk, and parking spaces, as well as provide fire lane compliant drive aisle width, attempt to preserve heritage trees, and respect the landscaping buffer as in compliance with the City of Cibolo Code of Ordinances and Zoning rules. The proposed site will have a minimum of 20' wide access to allow for a fire lane, with driveway flares of no smaller than 25' ft in radius. The alignment to adequately comply with the above design constraints have set the new driveway alignment to be approximately 95' feet from the northern, neighboring driveway.

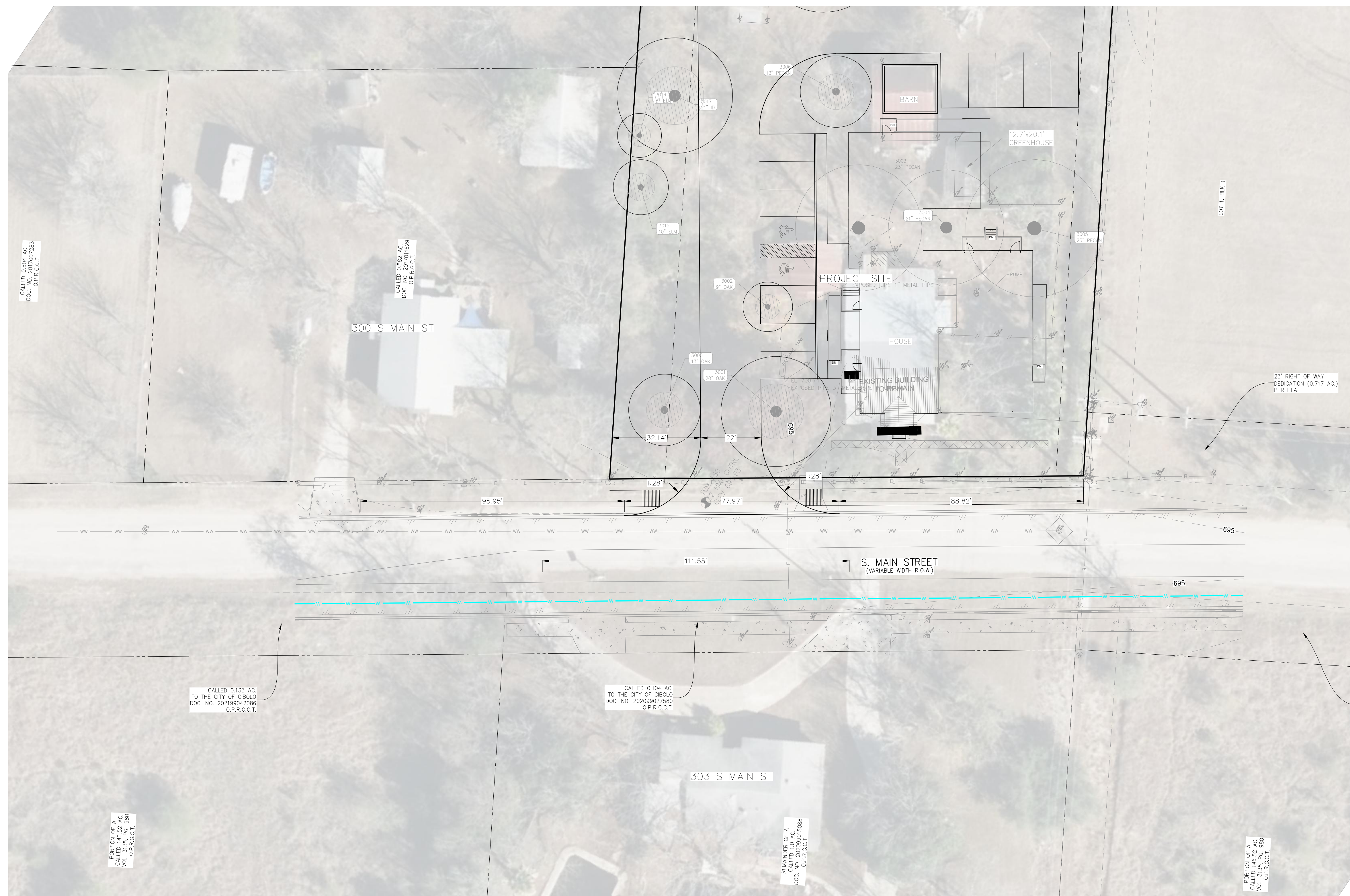
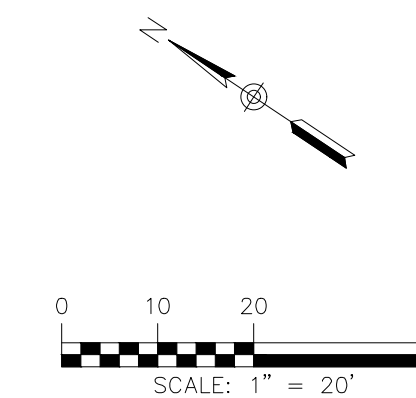
It is my professional opinion that this variance does not impact the health, safety, or welfare of the public. The driveway design allows for the accommodation of wider than required driving space; offers the closest parking spaces access points for ADA compliance; protects a heritage tree; and does not encroach upon the landscape buffer of the neighboring property.

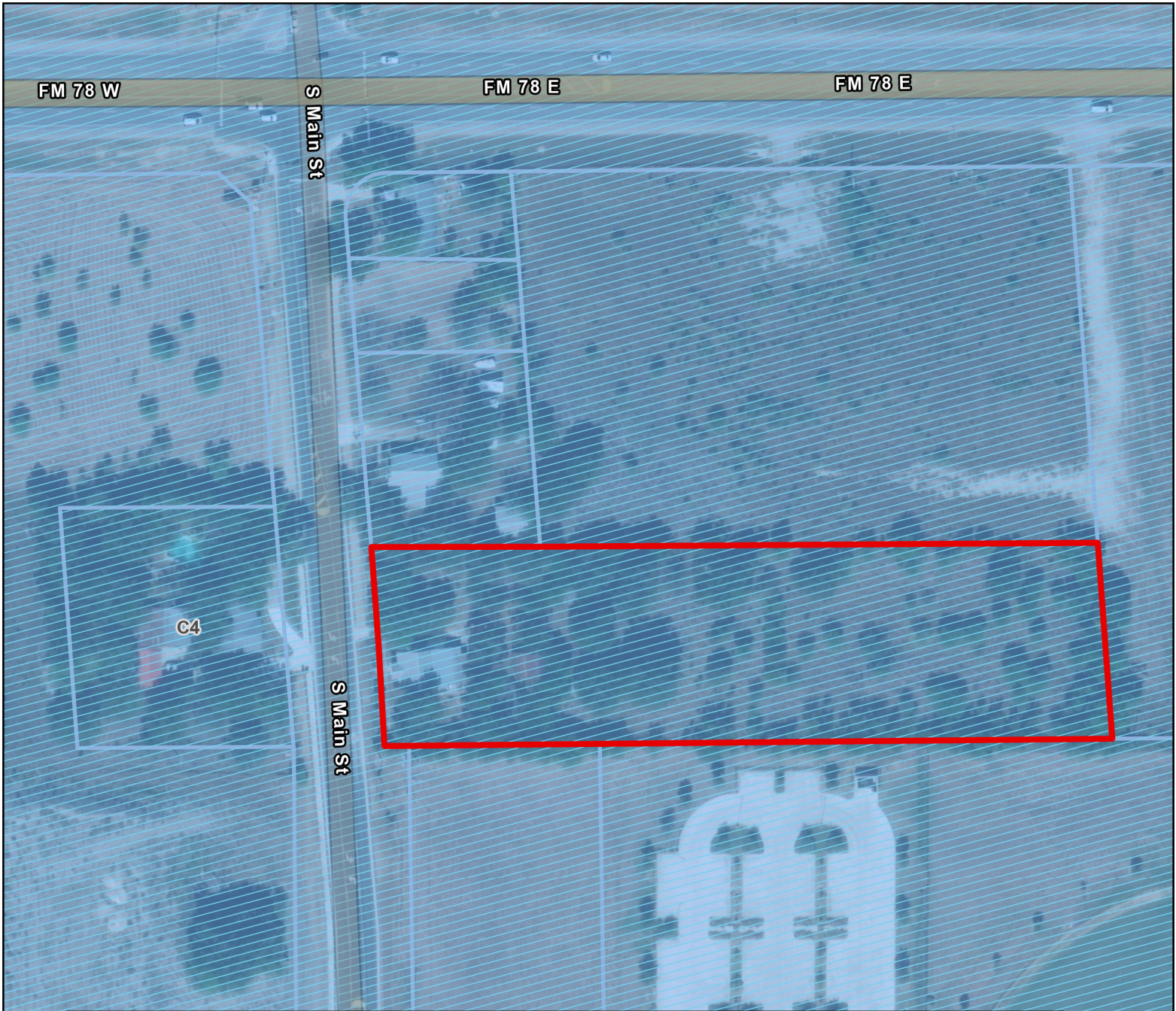
It is for the reasons stated above that we request this variance approval for the Cibolo Small Animal Hospital. Please feel free to call me with any questions concerning this at (830) 625-8555.

Thank you,






A handwritten signature in blue ink that reads 'Brittany Beisert'.

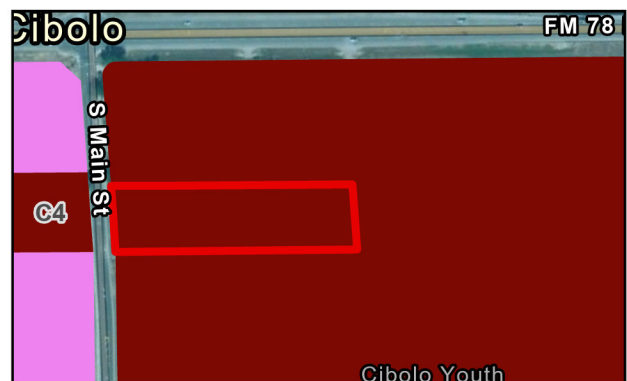
Brittany Beisert, PE
Project Engineer
HMT Engineering and Surveying





304 S MAIN ST
District: 2
General Commercial (C4)

-  304 S Main St.
-  City of Cibolo Water Service Area
-  City of Cibolo Sewer Service Area
-  General Commercial (C4)
-  Planned Unit Development (PUD)



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Approval/Disapproval of an Ordinance for a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Ordinances	Item: 10B
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PLANNING & ZONING COMMISSION RECOMMENDATION: Approval with conditions by 7-0 vote

PROPERTY INFORMATION:

Project Name: **CUP-24-03**

Owners: 2251 FM 1103, Ltd.

Representative: Edgar Gamboa, JCG Management Holdings, LLC

Location/Area: 2251 FM 1103, Suite #106, 3.21 acres

Location: FM 1103, south of Green Valley Road

Council District: 5

[Future Land Use:](#) Neighborhood Commercial

Existing [Zoning:](#) Neighborhood Commercial (C-1)

Requested Zoning: Conditional Use Permit (CUP)

Proposed Use: Jiu Jitsu Studio

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per [UDC Article 4.3.1.5](#). Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant lot is in the Cibolo Valley Square shopping center, south of Green Valley Road. Across from FM 1103 is the Heights of Cibolo residential subdivision, which is within the High Density Singly-Family (SF-6) residential zoning district. Two undeveloped properties, also within the Neighborhood Commercial (C-1) zoning district, are directly north and south of the property. To the west is undeveloped land within the Low Density Single-Family (SF-2) residential zoning district. The Cibolo Valley Square shopping center currently contains a dental office, an optometrist, a salon, and one vacant suite, all in addition to the suite currently being leased by the applicant. The applicant is requesting a Conditional Use Permit (CUP) to allow Fitness Studio/Health Spa use, which includes martial arts studios such as the proposed Jiu Jitsu studio. The applicant applied for a Certificate of Occupancy as it is within an existing building and was informed of the need to receive a CUP for the use prior to receiving a Certificate of Occupancy and conducting business.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on March 24, 2024, and the [City Website](#). Individual letters

were sent by mail to 19 property owners within 200' of the site. To date, staff has received one (1) in favor of and zero (0) in opposition. Public Hearings were scheduled for April 10, 2024, (Planning and Zoning Commission) and on April 23, 2024, (City Council). Approval/Disapproval of the ordinance is scheduled for the May 14, 2024, City Council meeting.

RECOMMENDED CONDITIONS:

Staff recommends, should Council approve the CUP for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, that it be subject to the following conditions:

- a. The use granted by this CUP shall only be allowed within the 2550 square foot suite addressed as 2251 FM 1103, Suite #106.
- b. Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for the Property are subject to the requirements of the City Code, and the City shall inspect the Property in compliance with City ordinances. No use of the Property shall be allowed prior to the issuance of a Certificate of Occupancy.
- c. No other conditional uses are allowed under this CUP.
- d. This CUP shall expire and shall not be valid upon any of the following circumstances: 1) upon the expiration of two years from the effective date of this Ordinance, provided a Certificate of Occupancy has not been issued for this CUP use; 2) upon cessation of Fitness Studio/Health Spa use for a period of time of three (3) months or greater after issuance of a Certificate of Occupancy, or 3) upon termination of tenancy by JCG Management Holdings LLC of Suite #106.

CITY COUNCIL ACTION:

1. **Approve** the requested Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS.
2. **Approve** the requested Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS, *and any additional conditions the City Council may require.*
3. **Deny** the requested Conditional Use Permit for a Fitness Studio/Health Spa use, *with findings.*

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Commercial](#)

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as Neighborhood Commercial include all of the commercial and civic uses set out in Neighborhood Commercial (C-1) district in the City's Code of Ordinances. Primary uses allowed in the Neighborhood or Transitional Residential future land use categories could be considered as long as they were part of a larger planned unit development and comprise no more than 25 percent of the land area devoted to the entire development.

Compatible Zoning Districts (P.43 from Comp Plan):

Neighborhood Commercial (C-1) | Planned Unit Development (PUD)

STAFF FINDING: The request for Fitness Studio/Health Spa complies with the Comprehensive Master Plan as it is an allowable use within the Neighborhood Commercial land use type and C-1 zoning district per UDC Sec. 13.2 with an approved CUP.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

STAFF FINDING: The Cibolo Valley Square commercial center was platted in 2017. A site plan for the center was subsequently approved in 2018. The applicant meets off-street parking requirements according to Sec. 10.2, which requires one parking stall per two persons for martial art studios, without affecting the neighboring businesses sharing the same parking lot. Like the minimum number of required parking spaces, UDC regulations were addressed during site plan review. Therefore, the request conforms with all applicable regulations and standards of the UDC.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 14.O.11 Neighborhood Commercial

a. Intent – The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic and odors through performance standards.

b. Permitted uses – limited office and retail uses and services which are compatible and designed in scale with surrounding residential areas.

c. Specific uses – subject to Site Plan approval, limited office, retail and service uses which are compatible and designed in scale with surrounding residential areas.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	50'	20'	20'	10'	70%	35'

STAFF FINDING: The UDC provides lot design guidelines within the C-1 Zoning District that are designed in scale for compatibility with surrounding mix of commercial and residential areas. The applicant is leasing a suite within the Cibolo Valley Square commercial center, which already complies with UDC lot design requirements.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

UDC Section 13.2 Uses allowed by right and with a Conditional Use Permit (CUP).

C-1 uses allowed by right	C-1 allowed with CUP
Administrative and Business Offices	Administrative Services

Artisan Sales	Business or Trade School
Artisan/ Culinary Classes (Specialty Classes)	Business Services
Assembly	Community Treatment Facility *
Business Support Services	Concrete/Asphalt Batching Plant (Temporary)
Clinic	Convalescent Services
Club or Lodge	Farmers Market
Consumer Repair Services	Fitness Studio/ Health Spa
Cultural Services	Local Convenience Store (With Fuel Sales)
Day Care Services (General Commercial)	Local Convenience Store (Without Fuel Sales)

Day Care Services (Group)	Nursery School
Financial Services	Pet Services
Food Sales; Grocery	Primary Educational Facilities
General Retail Sales, Neighborhood Scale	Restaurant, Fast Food
Health Care Offices	Secondary Educational Facilities
Laundry Services: Dry Cleaning	Veterinary Services
Life Care Services *	
Local Convenience Store (With Fuel Sales)	
Local Utility Services	

Personal Services	
Postal Facilities	
Professional office	
Restaurant, Convenience	
Restaurant, Neighborhood	
Safety Services	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: This use is suitable for the district provided the CUP is approved. Staff does not foresee any unfavorable impacts as this is a low-intensity, low-traffic use.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety,

Attachments

[Ordinance](#)

[Application](#)

[Property Flyer](#)

[Property Map](#)
[Response F.1](#)



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR 3.21 ACRES OF REAL PROPERTY DESCRIBED AS CIBOLO VALLEY SQUARE LOT #1 BLK #1, TO ALLOW FOR FITNESS STUDIO/HEALTH SPA USE WITHIN THE C-1 ZONING DISTRICT; IMPOSING CONDITIONS ON SUCH CONDITIONAL USE; AMENDING THE ZONING MAP OF THE CITY OF CIBOLO, TEXAS; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations in order to promote the public health, safety and general welfare of the City; and

WHEREAS, the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, 2251 FM 1103, Ltd. ("Owner") owns approximately 3.21 acres of land within the corporate limits of the City described as Cibolo Valley Square LOT #1 BLK #1 and addressed as 2251 FM 1103 ("Property"); and

WHEREAS, the Property is within the Neighborhood Commercial (C-1) zoning district; and

WHEREAS, the Owner's representative Edgar Gamboa has submitted to the City an application for a Conditional Use Permit ("CUP") to allow for Fitness Studio/Health Spa use on the Property; and

WHEREAS, the City Council finds that, pursuant to Sections 4.3.2 and 4.3.1.1 of the UDC, said application was submitted to the City with proof of ownership and authorization to file such application; and

WHEREAS, the City Council finds that Fitness Studio/Health Spa use includes martial arts studios such as the proposed Jiu Jitsu studio; and

WHEREAS, Section 13.2 of the UDC allows for Fitness Studio/Health Spa use, upon approval of a CUP for same, within the Neighborhood Commercial (C-1) zoning district; and

WHEREAS, the City Council finds that JCG Management Holdings, LLC is or is proposed to be the tenant of 2251 FM 1103, Suite #106; and

WHEREAS, the City Council finds two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for Fitness Studio/Health Spa use on the Property, in accordance with state and local law; and

WHEREAS, the City Council finds legal notice, notifying the public of both public hearings on the consideration of the requested CUP, 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, the City Council finds written notice of the aforementioned public hearings before the Planning and Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject Property of this requested CUP, as indicated on the most recently approved municipal tax roll of the City, in accordance with applicable state and local law; and

WHEREAS, the City Council finds the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters specified in Section 4.3.2 of the UDC, issued its recommendation regarding the CUP to the City Council in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission found 1) the proposed use is in accord with the objectives of the UDC and the purposes of the district in which the Property is located, 2) the proposed use will comply with all of the applicable provisions of the UDC, 3) the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity, 4) the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards ensure proper mitigation of identified impacts by recommending stricter standards where necessary, 5) the Commission gave due consideration to all technical information supplied by the applicant and 6) the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the City Council adopts these findings as its own; and

WHEREAS, the City Council, having duly considered the request for CUP, desires to approve the CUP for Fitness Studio/Health Spa use for the Property.

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 described as Cibolo Valley Square LOT #1 BLK #1 is depicted in **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. CUP Granted. A CUP for the conditional use of Fitness Studio/Health Spa for the Property is hereby granted and issued to JCG Management Holdings LLC. Such CUP is subject to all applicable federal, state or local laws or regulations, including the City Code and the UDC, and the following conditions:

- a. The use granted by this CUP shall only be allowed within the 2550 square foot suite addressed as 2251 FM 1103, Suite #106.
- b. Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for the Property are subject to the requirements of the City Code, and the City shall inspect the Property in compliance with City ordinances. No use of the Property shall be allowed prior to the issuance of a Certificate of Occupancy.
- c. No other conditional uses are allowed under this CUP.
- d. This CUP shall expire and shall not be valid upon any of the following circumstances: 1) upon the expiration of two years from the effective date of this Ordinance, provided a Certificate of Occupancy has not been issued for this CUP use; 2) upon cessation of Fitness Studio/Health Spa use for a period of time of three (3) months or greater after issuance of a Certificate of Occupancy, or 3) upon termination of tenancy by JCG Management Holdings LLC of Suite #106.

SECTION 4. Zoning Map Amendment. The Zoning Map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance.

SECTION 5. Declaration of Compliance. The City Council finds that all required public notices for consideration of the CUP have been properly issued and all required public hearings have been properly conducted.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 11. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). 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 12. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this 14th day of May 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

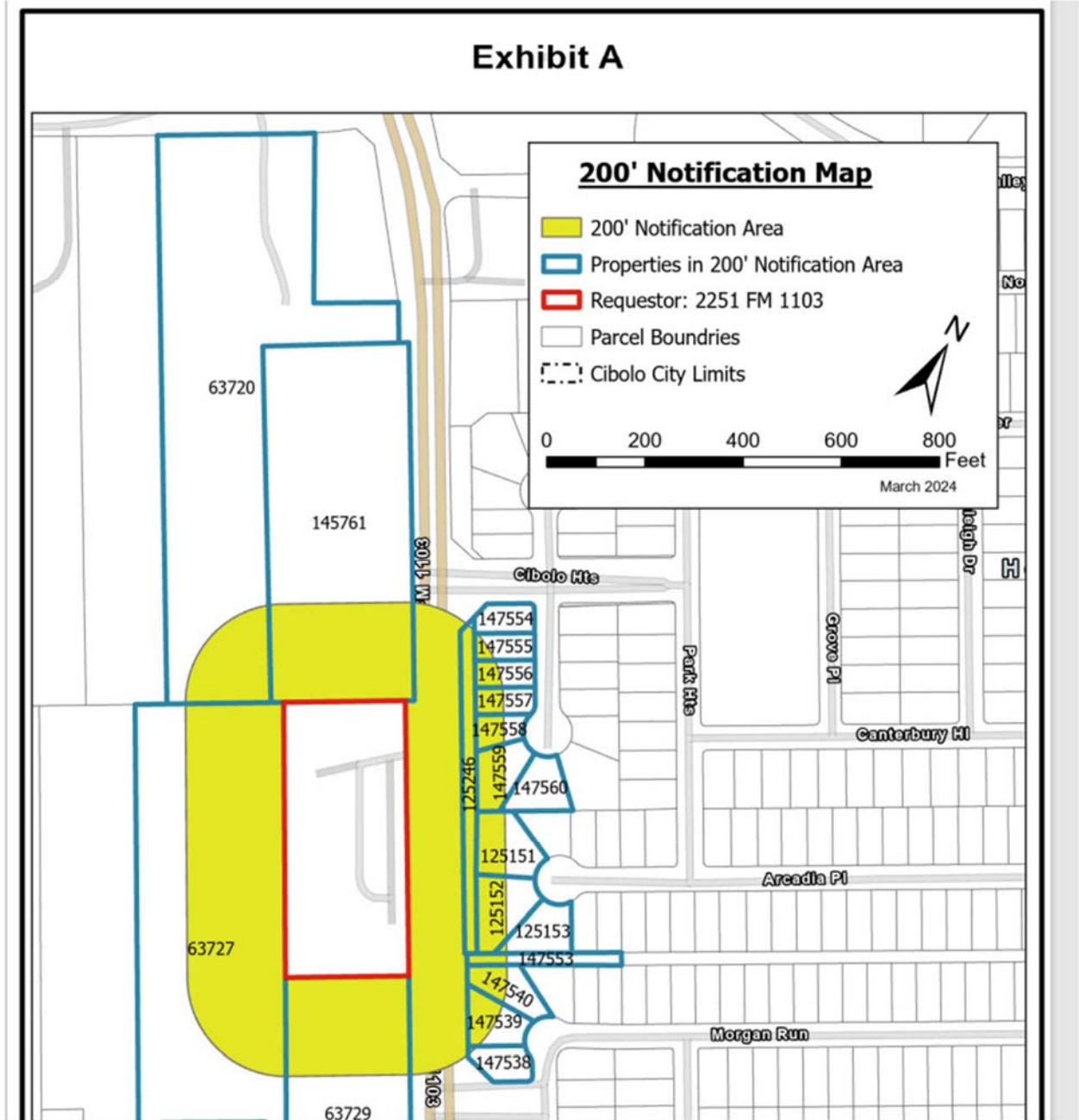
Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

Exhibit "A"

Description of Property

Cibolo Valley Square LOT #1 BLK #1





City of Cibolo

Planning Department

201 Loop 539 W/P.O. Box 826

Cibolo, TX 78108

Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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: Cibolo Valley Square

Total Acres: 3.21 Survey Name: Cibolo Valley Square LOT #1 BLK #1

Abstract No.: _____

Project Location (address): 2251 FM 1103, Cibolo, Texas

3.21 ACS

Current Zoning: C-1

Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: C-1 W/CUP

of Lots: 1

of Units: 6

Please Choose One: ☐ Single-Family

☐ Multi-Family

☒ Commercial

☐ Industrial

☐ Other

Current Use: Retail Office

Total Proposed Square Footage: 2431 SF

Proposed Use: Jiu Jitsu Studio

(Commercial/Industrial only)

Applicant Information:

Property Owner Name: 2251 FM 1103, Ltd.

Address: 6555 Jade MDW

City: San Antonio

State: Texas Zip Code: 78249

Phone: 210-404-4600

Email: barbara.scheel@oldhamgoodwin.com

Fax: _____

*Applicant (if different than Owner): Jcg Management Holdings LLC / Edgar Gamboa

* Letter of Authorization required

Address: 9514 Millers Rdg

City: San Antonio

State: TEXAS Zip Code: 78239

Phone: 9152530223

Email: jcg holdings@outlook.com

Fax: _____

Representative: Med-Tech Construction Inc. / Joseph Mendoza

Address: 6714 N New Braunfels Ave #204

City: San Antonio

State: TEXAS Zip Code: 78209

Phone: 2107212990

Email: jmendoza@medtechconstruction.com

Fax: _____

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

City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

Yunhan Ding
Owner or Representative's Signature

Yunhan Ding, owner of 2251 FM 1103, LTD

Typed / Printed Name

State of

Texas

County of

Guadalupe

Before me,

Brooke Taylor

Name of Notary Public

, on this day personally appeared

Yunhan Ding

Name of signer(s)

, to be the person(s) who is/are subscribed to the

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

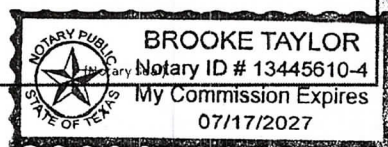
Given under my hand and seal of office this

15th

day of

march 2024

Brooke Taylor
Notary Public Signature

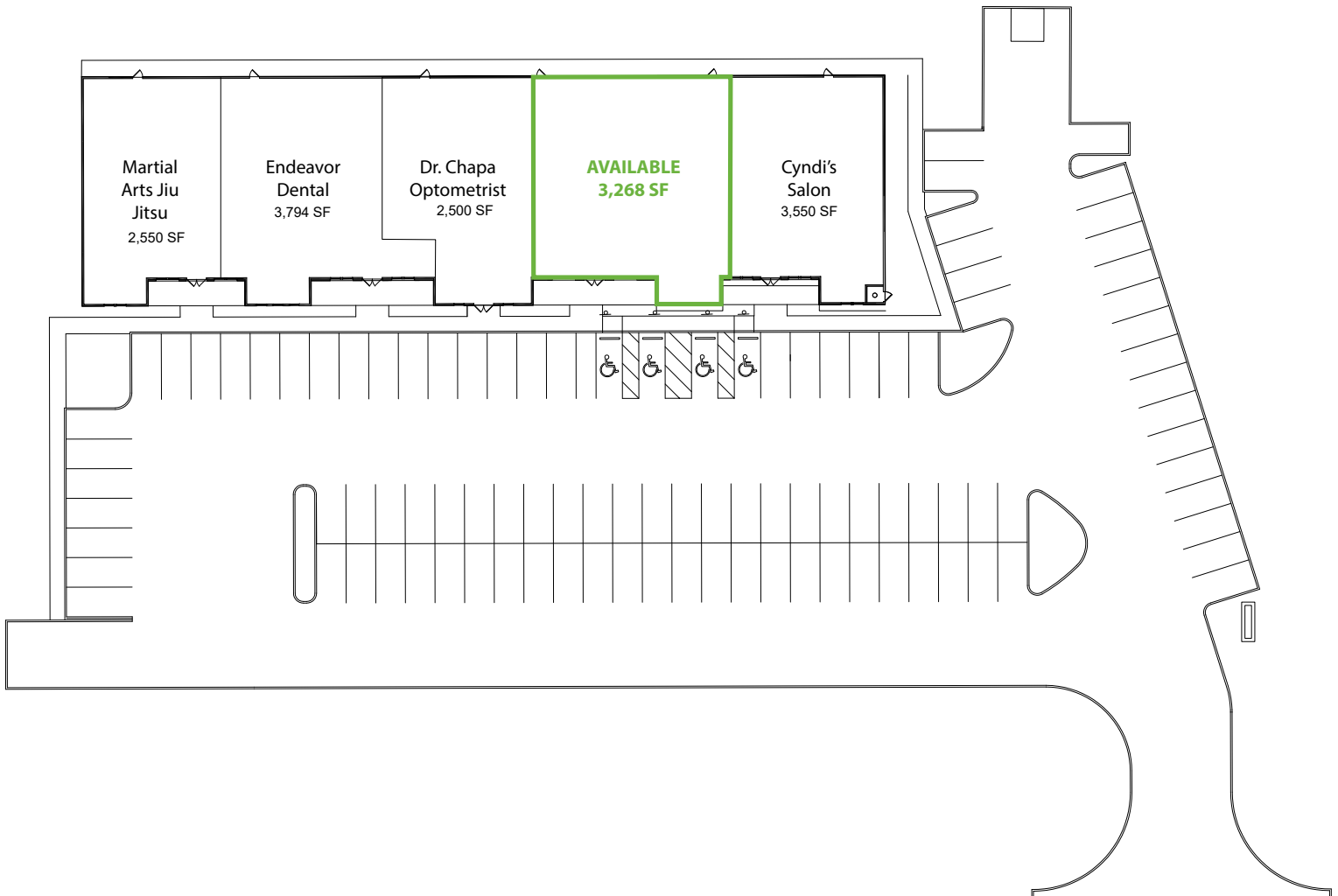


FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108

98 parking spaces with 4 additional handicap spaces



SUITE	AVAILABILITY	RSF
106	Martial Arts Jiu Jitsu	2,550
116	Endeavor Dental	3,730
126	Dr. Chapa - Optometrist	2,500
TBD	Available	1,200 - 3,268
146	Cyndi's Salon	3,500



Property Information Map for 2251 FM 1103

-  Property of Interest
-  Neighborhood Commercial (C1)
-  Multi-Family Residential (MF1)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)

Council District: 5

Water Service: City of Cibolo

Sewer Service: City of Cibolo

0 100 200 300 Feet



FM 1103

FM 1103

Saddle Creek

C1

Cibolo Valley
Square

walker@cibolotx.gov

REPLY NOTICE (CUP-24-01)

Name (please print): **BARRY WEAKLEY**

Address (in relation to Map Exhibit): **125158**

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor

☐ Opposed

Comments:

Signature: **Barry Weakley**

Date: **4/9/2024**

(210) 658-9900



www.cibolotx.gov



200 S. Main Street Cibolo, Texas 78108



City of Cibolo

City Council Regular Meeting Staff Report

Approval/Disapproval of an Ordinance for a Conditional Use Permit (CUP) request to allow Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Ordinances	Item: 10C
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval with conditions by a 6-1 vote

PROPERTY INFORMATION:

Project Name: **CUP-24-01**

Owners: R.H.S. Aquatic Construction, Inc.

Representative: Richard H. Shepherd

Location/Area: 102 Short Street, 0.210, 0.0600 acres

Location: Short Street in Old Town

Council District: 2

[Future Land Use:](#) Neighborhood Residential

Existing [Zoning:](#) High Density Single-Family Residential (SF-6)

Overlay: Old Town Mixed Use Overlay

Requested Zoning: Conditional Use Permit (CUP)

Proposed Use: Hotel/Motel (Bed and Breakfast)

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per [UDC Article 4.3.1.5](#). Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The subject property is zoned High Density Single-Family Residential (SF-6) zoning district. The subject property is directly adjacent to properties zoned (SF-6) High Density Single-Family Residential to the North, East and West and properties zoned Community Retail/Service (C-2) to the South. The subject property falls within the Old Town Mixed Use Overlay district.

The subject property is 0.21 and 0.06 acres in size. Though they are deeded as separate, they are part of one tract and will be considered one property, addressed 102 Short Street once platted. The property presently has one (1) single-family residential structure on the property. The applicant/owner, Richard Shepherd, is proposing to develop a 480 square foot "tiny home" on the property for use of Hotel/Motel (Bed and Breakfast) AirBnB.

square foot "tiny home" on the property for use of Hotel/Motel (Bed and Breakfast) AirBnB.

Upon receiving an inquiry about on-going construction on the property in January of 2024, current staff found that a building permit was erroneously issued for construction of the "tiny home" on February 2, 2023. Construction of the "tiny home" structure has since halted. A Stop Work Order was issued on January 31, 2024. The proposed Hotel/Motel (Bed and Breakfast) Air BnB component requires a Conditional Use Permit (CUP) for properties located in the Old Town mixed use overlay district.

Additionally, the subject property is not platted. Staff met with the owner/applicant and advised them of the Conditional Use Permit (CUP) and platting process.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on March 24, 2024, and the [City Website](#). Individual letters were sent by mail to 20 property owners within 200' of the site. To date, Staff has received three (3) in favor of and zero (0) in opposition. Public Hearings were held on April 10, 2024 (Planning & Zoning Commission) and on April 23, 2024 (City Council). Approval/Disapproval of the zoning ordinance is scheduled for the May 14, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Hotel/Motel (Bed and Breakfast) located at 102 Short Street, that it be subject to the following conditions:

- a. The two parcels comprising 0.270 acres shall be platted as a single lot.
- b. This CUP shall be developed in accordance with the site plan, **Exhibit B**, attached hereto and incorporated herein for all purposes.
- c. Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for this property are subject to the requirements of the City Code, and the City shall inspect the Property in compliance with City ordinances. No use of the property shall be allowed prior to the issuance of a Certificate of Occupancy.
- d. No other conditional uses are allowed under this CUP.
- e. This CUP shall expire and shall not be valid upon any of the following circumstances: 1) upon the expiration of two years from the effective date of this Ordinance, provided a Certificate of Occupancy has not been issued for this CUP use; 2) upon cessation of Hotel/Motel (Bed and Breakfast) use for a period of time of three (3) months or greater after issuance of a Certificate of Occupancy; or 3) upon a change in ownership of the Property.
- f. Utilities- Applicant must relocate the existing laterals (sewer) and provide for appropriate size utilities.
- g. Off-Street Parking – One (1) additional parking space is required to comply with UDC Sec. 10.2 off-street parking requirements.
- h. Hotel Occupancy Tax – Applicant must comply with all Hotel Occupancy Tax requirements applicable in the City of Cibola.

CITY COUNCIL ACTION:

1. Approve the requested CUP for Hotel/Motel (Bed and Breakfast) located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES.
2. Approve the requested CUP for Hotel/Motel (Bed and Breakfast) located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES., *and any additional conditions the City Council may require.*
3. Deny the requested CUP for Hotel/Motel (Bed and Breakfast) located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES., *with findings.*

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and

granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Residential](#)

Appropriate Land Use Types: The appropriate primary uses allowed in areas designated as neighborhood residential include single-family residential, accessory residential units, home professions, large scale assembly, community recreation, local utility services, park and recreation services, primary and secondary education facilities, and safety services. Appropriate secondary uses include such things as accessory living quarters and residential units, greenhouses, life care services, day-care services, and nursery schools

Compatible Zoning Districts (P.43 from Comp Plan):

Single-Family Residential (SF-2) | Planned Unit Development (PUD)

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Neighborhood Residential, with compatible zoning districts such as SF-4, which more closely aligns with the 2013 classification of SF-2 used in the Comprehensive Plan.

The hotel/motel (bed and breakfast) use is not listed as an appropriate use type per the comprehensive plan.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Residential](#)

Intent & Character – The neighborhood residential future land use category is intended for areas that will be primarily developed with new single-family detached residential subdivisions. Development reflects a suburban to auto-oriented character; meaning that these areas are predominantly dominated by streets, driveways, and garages. Lot sizes and architectural styles are fairly uniform; but generally, new development density is between two and six units per acre.

STAFF FINDING: Although the hotel/motel (bed and breakfast) use is not listed as an appropriate use type per the Comprehensive Plan, staff finds it is consistent with the intent of Old Town Mixed Use Overlay (OT) because of the primarily residential nature and character of the use since it will function very similarly to a residential rental property other than it will be with short-term tenants.

The Old Town Overlay District (OT) is intended to provide a cohesive set of design and use standards for properties within its boundaries. The OT District recognizes the historical fabric of Old Town Cibola and seeks to preserve the character, pedestrian scale, and architecture of the area surrounding Main Street. Additionally, it seeks to provide a pedestrian-oriented environment and flexibility for harmonious residential, civic, and commercial uses, as well as context-sensitive design standards to integrate new development with the City's original core.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

(2018) UDC Section 14.2.N.7. High Density Residential District (SF-6)

- a. Intent – The high-density residential district enables higher density (up to 5.5 units per acre) housing types, such as townhomes, garden homes, or duplex/triplex to be developed in closer proximity to collector streets. The district is intended to complement the suburban district and in infill areas of the Town Center, serving as a transitional use between commercial and single family uses. Mobile/ manufactured/modular homes are not permitted.
- b. Permitted uses –one (1) dwelling unit per lot, and community recreational facilities.
- c. Specific uses – subject to Site Plan approval, private recreational amenities, places of worship, schools.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
6,600 sq ft	60'	25'	10'	10'	60%	35'

STAFF FINDING: The UDC provides lot design guidelines within the High Density Single-Family Residential (SF-6) Zoning District that are designed in scale for compatibility with surrounding mix of residential areas. The applicant property exceeds the lot size requirement for SF-6 properties. The property is required to be platted. The proposed “tiny home” structure will be reviewed for compliance with building setbacks during building permit review.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

(2018) UDC Section 13.1 Residential Uses allowed by right and with a Conditional Use Permit (CUP).

SF-6 uses allowed by right	SF-6 allowed with CUP
Greenhouse*	Accessory Living Quarters

Home Occupation*	Accessory Residential Units, Residential District
Manufactured Modular Housing	Condominium Residential
Single-family Residential	Group Residential
Assembly	Patio Home
Community Recreation	Day Care Services (Family)*
Local Utility Services	Day Care Services (Group)*
Park and Recreation Services	Day Care Services (General Commercial)*
Primary Educational Facilities	Life Care Services*
Safety Services	Nursery School*

Secondary Educational Facilities	Concrete/Asphalt Batching Plant (Temporary)

*Subject to supplemental use regulations of UDC Article 6.

Section 4.7.4.4.1 Old Town Mixed Use Overlay

4.7.4.4.1 Permitted Uses

The uses of the underlying zoning district from the official City zoning map, as amended, are permitted, to the extent that all applicable performance standards of this section are met. In addition to the permitted uses of the underlying district, the following uses are permitted within the OT district boundary:

1. Single-family residential, provided that this use takes access from a local public street.
2. Attached residential uses (Upper-story or behind primary structure) are permitted, provided that the residential use is clearly secondary to the primary commercial (C-2) use, the attached residential is not visible from right-of-way and the gross floor area of the entire structure does not include more than fifty (50%) percent residential uses.
3. Institutional uses such as, but not limited to parks, government offices, churches, schools, technical schools, hospitals shall be permitted.
4. Townhouse residential, condominium residential and duplex residential to 12 units per acre development density is permitted subject to the granting of a Conditional Use Permit, per the CUP requirements of Article 3 and 4.3.2 of this UDC.
5. Hotel/Motel (Bed and Breakfast) are permitted subject to the granting of a CUP.

STAFF FINDING: This zoning district is suitable for uses permitted by the overlay provided the CUP is approved.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially

Attachments

[Ordinance](#)

[Application](#)

[Site Plan](#)

[Property Map](#)

[Response 1](#)

[Response 2](#)

[Response 3](#)



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR .270 ACRES OF REAL PROPERTY LOCATED AT 102 SHORT STREET TO ALLOW FOR HOTEL/MOTEL (BED AND BREAKFAST) USE WITHIN THE OT OLD TOWN MIXED USE OVERLAY DISTRICT; IMPOSING CONDITIONS ON SUCH CONDITIONAL USE; AMENDING THE ZONING MAP OF THE CITY OF CIBOLO, TEXAS; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations in order to promote the public health, safety and general welfare of the City; and

WHEREAS, the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, RHS Aquatic Construction, Inc. ("Owner") owns approximately .270 acres of land within the corporate limits of the City, composed of two parcels, described as ABS: 216 SUR: A S LEWIS 0.210 AC and ABS: 216 SUR: A S LEWIS 0.0600 AC, and generally located at 102 Short Street ("Property"); and

WHEREAS, the Property presently has a zoning classification of SF-6, High Density Residential; and

WHEREAS, the Property is located in the OT Old Town Mixed Use Overlay District; and

WHEREAS, Section 4.7.4.4.1 of the UDC allows for hotel/motel (bed and breakfast) use, upon approval of a Conditional Use Permit ("CUP") for same, within the OT Old Town Mixed Use Overlay District; and

WHEREAS, the Owner's representative Richard Shepherd has submitted to the City an application for a CUP to allow for hotel/motel (bed and breakfast) use on the Property; and

WHEREAS, the City Council finds that, pursuant to Sections 4.3.2 and 4.3.1.1 of the UDC, said application was submitted to the City with proof of ownership and authorization to file such application; and

WHEREAS, the City Council finds two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for hotel/motel (bed and breakfast) use on the Property; in accordance with state and local law; and

WHEREAS, the City Council finds legal notice, notifying the public of both public hearings on the consideration of the requested CUP, 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, the City Council finds written notice of the aforementioned public hearings before the Planning and Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject property of this requested CUP, as indicated on the most recently approved municipal tax roll of the City, in accordance with applicable state and local law; and

WHEREAS, the City Council finds the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters specified in Section 4.3.2 of the UDC, issued its recommendation regarding the CUP to the City Council in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission found 1) the proposed use is in accord with the objectives of the UDC and the purposes of the district in which the property is located, 2) the proposed use will comply with all of the applicable provisions of the UDC, 3) the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity, 4) the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards ensure proper mitigation of identified impacts by recommending stricter standards where necessary, 5) the Commission gave due consideration to all technical information supplied by the applicant and 6) the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the City Council adopts these findings as its own; and

WHEREAS, the City Council, having duly considered the request for CUP, desires to approve the Old Town Mixed Use Overlay District CUP for hotel/motel (bed and breakfast).

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 described as ABS: 216 SUR: A S LEWIS 0.210 AC and ABS: 216 SUR: A S LEWIS 0.0600 AC is depicted in **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. CUP Granted. A CUP for the conditional use of Hotel/Motel (Bed and Breakfast) for the Property is hereby granted. Such CUP is subject to all applicable federal, state or local laws or regulations, including the City Code and the UDC, and the following conditions:

- a. The two parcels comprising 0.270 acres shall be platted as a single lot.
- b. This CUP shall be developed in accordance with the site plan, **Exhibit B**, attached hereto and incorporated herein for all purposes.
- c. Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for this property are subject to the requirements of the City Code, and the City shall inspect the Property in compliance with City ordinances. No use of the property shall be allowed prior to the issuance of a Certificate of Occupancy.
- d. No other conditional uses are allowed under this CUP.
- e. This CUP shall expire and shall not be valid upon any of the following circumstances: 1) upon the expiration of two years from the effective date of this Ordinance, provided a Certificate of Occupancy has not been issued for this CUP use; 2) upon cessation of Hotel/Motel (Bed and Breakfast) use for a period of time of three (3) months or greater after issuance of a Certificate of Occupancy; or 3) upon a change in ownership of the Property.
- f. Utilities- Applicant must relocate the existing laterals (sewer) and provide for appropriate size utilities.
- g. Off-Street Parking – One (1) additional parking space is required to comply with UDC Sec. 10.2 off-street parking requirements.
- h. Hotel Occupancy Tax – Applicant must comply with all Hotel Occupancy Tax requirements applicable in the City of Cibolo.

SECTION 4. Zoning Map Amendment. The Zoning Map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance.

SECTION 5. Declaration of Compliance. The City Council finds that all required public notices for consideration of the CUP have been properly issued and all required public hearings have been properly conducted.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 11. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). 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 12. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this 14th day of May 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

Exhibit "A" Property Description

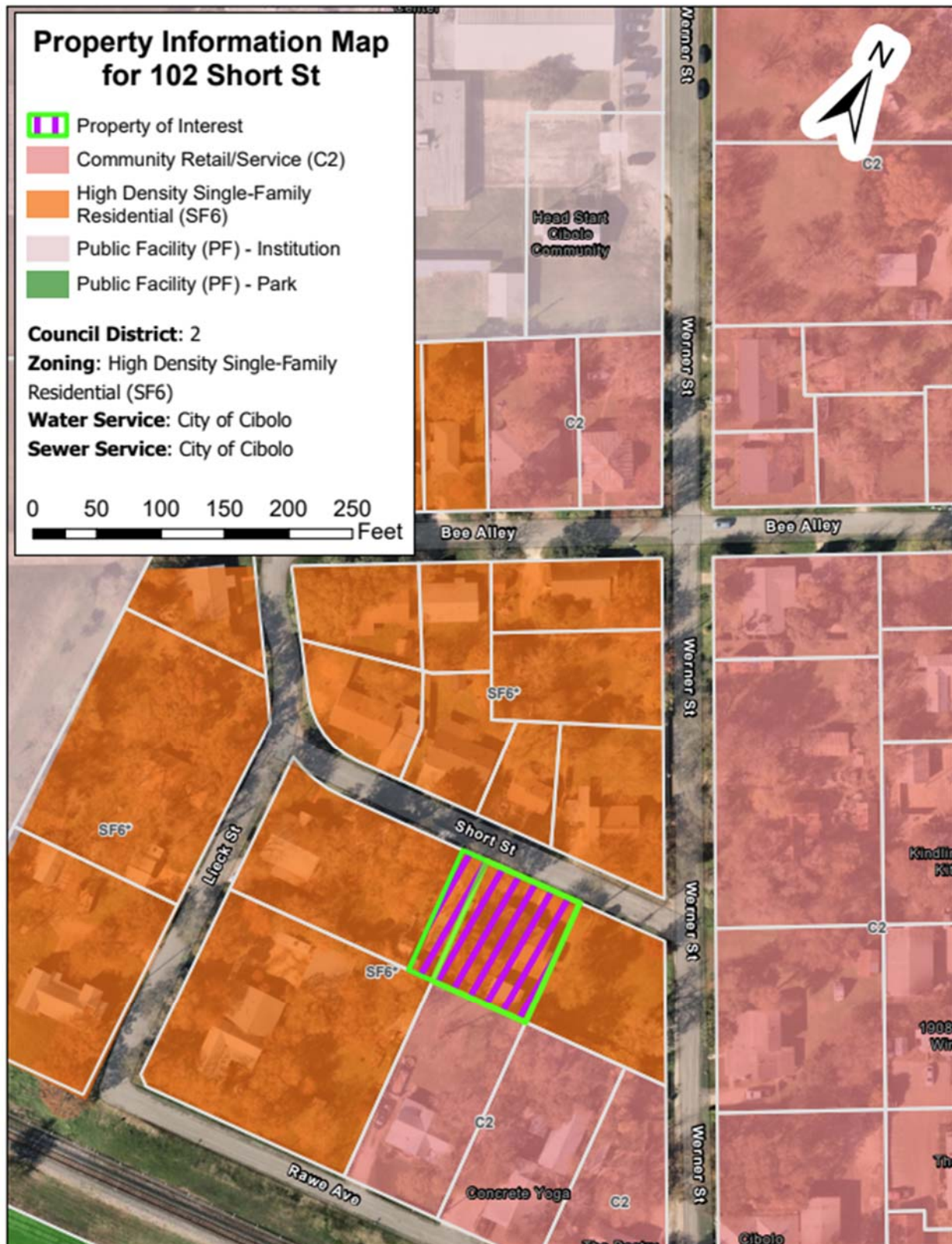


Exhibit "B"

Site Plan





City of Cibolo

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

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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: 102 1/2
Total Acres: .27 Survey Name: ABS: 216 SUR: AS LEWIS Abstract No.: 216
Project Location (address): 102 SHORT ST.
Current Zoning: SF6 Overlay: ☐ None ☒ Old Town ☐ FM 78
Proposed Zoning: _____ # of Lots: 1 # of Units: 2
Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial
☐ Other _____
Current Use: SHORT-TERM RENTAL Total Proposed Square Footage: 1,930
Proposed Use: SHORT-TERM RENTAL (Commercial/Industrial only)

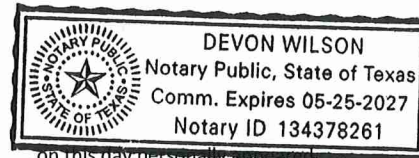
Applicant Information:

Property Owner Name: R. H. S. AQUATIC CONSTRUCTION INC.
Address: 1314 LUCKENBACH City: NEW BRAUNFELS
State: TX Zip Code: 78130 Phone: 830-708-6539
Email: rshepherd@satx-rr.com Fax: N/A
*Applicant (if different than Owner): RICHARD H. SHEPHERD
* Letter of Authorization required
Address: 1314 LUCKENBACH City: NEW BRAUNFELS
State: TX Zip Code: 78130 Phone: 830-708-6539
Email: rshepherd@satx-rr.com Fax: N/A
Representative: N/A
Address: _____ City: _____
State: _____ Zip Code: _____ Phone: _____
Email: _____ Fax: _____

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

Richard H. Shepherd
Owner or Representative's Signature
RICHARD H. SHEPHERD
Typed / Printed Name

State of Texas
County of Guadalupe
Before me, Devon Wilson
Name of Notary Public



Richard Shepherd, 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 February 2024.

Devon Wilson
Notary Public Signature

(Notary Seal)

City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

102 Short St. Narrative.

My wife and I purchased the 102 Short St. property on 3-28-2019. We wanted rental property and decided it was best suited for "short term" rental. We enjoyed it so much we decided we wanted another one. Subsequently, we approached the Building Department on the options available and chose the accessory format, allowing a second structure on the same property.

THIS DOCUMENT IS PROVIDED AS AN INSTRUMENT OF SERVICE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LPMC. ALL RIGHTS, INCLUDING THE OVERALL FORM, SPECIFICATIONS, DETAILS, AND DESIGN, ARE RESERVED. THE ARRANGEMENT, AND COMPOSITION OF THE SPACES, AND ELEMENTS APPEARING HEREON, CONSTITUTES THE PROPRIETARY WORK OF LPMC. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF LPMC IS STRICTLY PROHIBITED.

THIS DOCUMENT ISSUED ON
24 May 2022
UNDER THE AUTHORITY OF
LPRG
IS RELEASED FOR
CONSTRUCTION, BIDDING, OR
PERMITTING PURPOSES.

2022

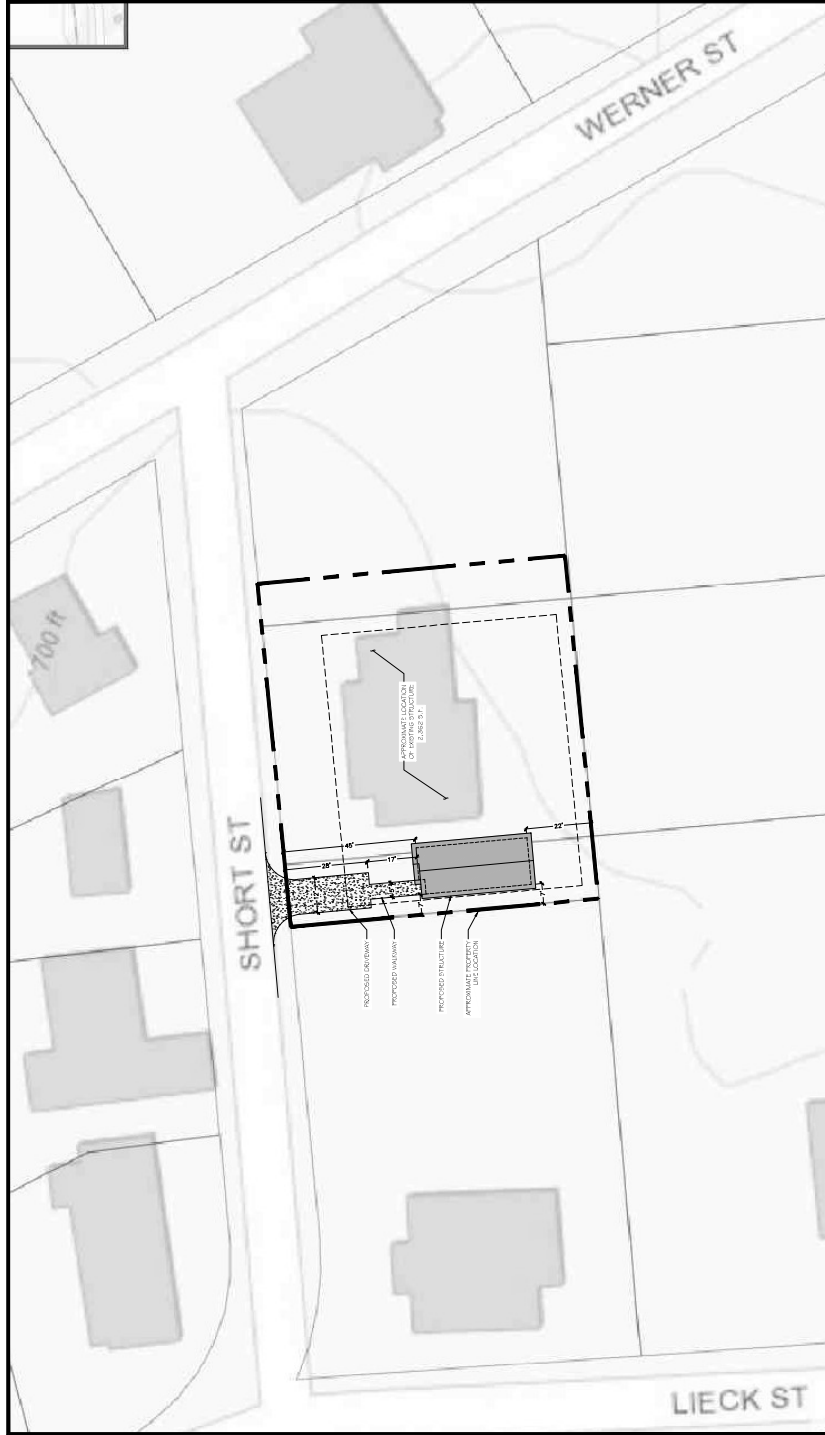
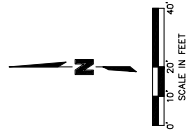
SPEC HOME
102 SHORT STREET - CIBOLO, TX
SITE PLAN

CIBOLO, TX

[illegible]

PROPERTY:	
LIVING: 480 S.F.	
PORCHES: 110 S.F.	
OTHER:	
OTHER:	
OTHER:	
TOTAL:	
DRAWN BY: C.J.L.	
CHECKED BY:	
APPROVED BY:	
QA/QC BY:	
PROJECT NO.: 21SHEP0001	
DRAWING NO.:	
DATE: APR 2022	
SCALE: $\frac{1}{4}'' = 1'$	






A2.0



TOTAL LOT SIZE = 19,618 S.F. = 0.455 ACRES
 EXISTING IMPERVIOUS COVER:
 • EXISTING STRUCTURE = 2362 S.F.
 PROPOSED IMPERVIOUS COVER:
 • PROPOSED ROOF = 764 S.F.
 • PROPOSED DRIVEWAY/WALKWAY = 535 S.F.

NOTE:
1. REFERENCE RECORDED PLAT INFORMATION FOR BEARING AND DISTANCE VERIFICATION.
2. CONTRACTOR/SURVEYOR TO STAKE-OUT HOUSE LOCATION PRIOR TO CONSTRUCTION.

Property Information Map for 102 Short St

-  Property of Interest
-  Community Retail/Service (C2)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution
-  Public Facility (PF) - Park

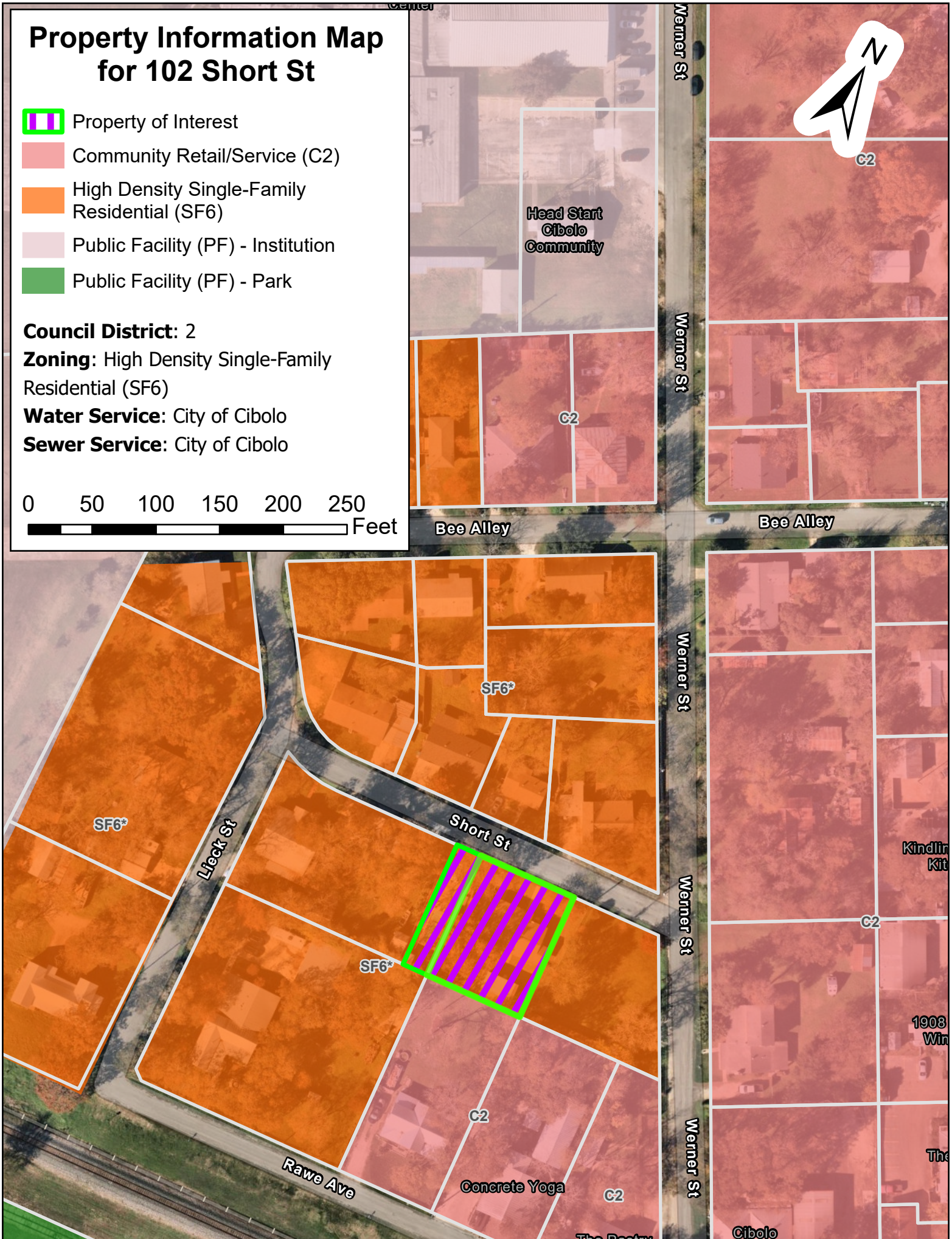
Council District: 2

Zoning: High Density Single-Family Residential (SF6)

Water Service: City of Cibolo

Sewer Service: City of Cibolo

0 50 100 150 200 250 Feet





Notice of Conditional Use Permit Request



March 20, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Conditional Use Permit request.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a Conditional Use Permit request near your property and provide you an opportunity to voice your opinion about the Conditional Use Permit request. Your opinion matters.

In accordance with the City of Cibolo Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, April 10, 2024 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas**, and the City Council will hold a public hearing on **Tuesday, April 23, 2024 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow **Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES.**

Applicant/Owner: Richard Shepherd

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

Name (please print): Todd Burnett REPLY NOTICE (CUP-24-01)

Address (In relation to Map Exhibit): 300 Werner St- 66940/66595 ⁶⁶⁹⁵⁹

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor

☐ Opposed

Comments: If sewer line is removed off my property

Signature: Todd Burnett

Date: 4-10-2024



Notice of Conditional Use Permit Request



February 20, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Conditional Use Permit request.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a Conditional Use Permit request near your property and provide you an opportunity to voice your opinion about the Conditional Use Permit request. Your opinion matters.

In accordance with the City of Cibolo Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, March 13, 2024 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas**, and the City Council will hold a public hearing on **Tuesday, March 26, 2024 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow Accessory Residential Units, Residential District and Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES.

Applicant/Owner: Richard Shepherd

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-01)

Name (please print): Matilde Troncoso + Romanita Troncoso

Address (In relation to Map Exhibit): 303 Werner St. Cibolo TX 78108

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor

☐ Opposed

Comments:

Signature: Matilde Troncoso

Date: 2/26/2024



Notice of Conditional Use Permit Request



March 20, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Conditional Use Permit request.

The purpose of this letter is to make you aware of a Conditional Use Permit request for your property and provide you with an opportunity to voice your opinion about the Conditional Use Permit request. Your opinion matters.

In accordance with the City of Cibolo Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on Wednesday, April 10, 2024 at 6:30 p.m. at the **Council Chambers of City Hall located at 200 South Main Street**, Cibolo, Texas, and the City Council will hold a public hearing on Tuesday, April 23, 2024 at 6:30 p.m. at the **Council Chambers of City Hall located at 200 South Main Street**, Cibolo, Texas.

The Conditional Use Permit proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow a Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES.

Applicant/Owner: Richard Shepherd

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

Name (please print): RICHARD H. SHEPHERD REPLY NOTICE (CUP-24-01)

Address (In relation to Map Exhibit): 102 SHORT ST.

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor

☐ Opposed

Comments:

OUR CONTINUED USE HELPS TO CIBOLO ECONOMY AND I HELP KEEP THE NEIGHBORHOOD LOOKING GOOD BY MOWING NEIGHBORS' LAWNS

Signature: Richard H. Shepherd

Date: 3-28-24



City of Cibolo

City Council Regular Meeting Staff Report

Approval/Disapproval of a proposed amendment to an ordinance concerning the Conditional Use Permit (CUP) for a Concrete Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Ordinances	Item: 10D
From		
Susana Huerta, Assistant Planning Director		

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PLANNING & ZONING COMMISSION RECOMMENDATION: Denial by 7-0 due to noncompliance.

PROPERTY INFORMATION:

Project Name: **CUP-23-03**

Owners: MLM Trust

Representative: Miya Janes-Green, Webber LLC

Location/Area: **10833 IH-10, 7.51 acres**

Council District: 7

[Future Land Use:](#) Business Center & Industrial

Existing [Zoning:](#) Mixed Use Regional Employment Center (MURE)

Requested Zoning: Conditional Use Permit (CUP)

Proposed Use: Concrete Asphalt Batching Plant (Temporary) on 6.676 acres out of total acreage

FINDINGS:

The applicant was granted a Conditional Use Permit (CUP) to allow Concrete Asphalt Batching Plant (Temporary) use on January 23, 2024. As stipulated by Ordinance No. 1435, the CUP was subject to the following conditions:

- 1. Time Restriction** – This CUP shall effectively expire on December 31, 2026, and shall not be valid thereafter; however, the applicant may apply for an extension of this CUP prior to December 31, 2026, if more time is needed to complete the applicant's contractual work for the Texas Department of Transportation and/or its affiliates. Any extension of this CUP shall be limited to a period of time not to exceed twelve (12) months.
- 2. Plat** – Within 30 days of the date on which this CUP is approved, the owner/applicant shall submit a valid and completed plat application as required by the UDC or, alternatively, initiate the process to obtain a variance or other waiver from any applicable platting requirements.
- 3. Site Plan** – An official site plan submittal, in accordance with the UDC, shall be submitted within 30 days of the date on which this CUP was granted. The concrete batching plant use and related activities permitted by this CUP may not substantially deviate from the submitted conceptual/ preliminary site plan nor any final site plan that may subsequently be approved by the City.
- 4. Permits & Inspections** – Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/ applicant. All permit applications submitted for this property are subject to the requirements of the City Code, and

the City reserves the right to inspect the premises at least once per quarter, i.e. at least once per three- month period, to ensure compliance with the terms of this CUP and other applicable laws and regulations.

5. **Perimeter Fence** – Within 90 days of the date on which this CUP was granted, a perimeter fence must be installed per UDC Sec. 4.4.7.4.3.E.2 and Sec. 9.3.2. TxDOT, as owner of the IH-10 frontage road abutting the property, has expressed that a perimeter fence is not needed along their property, and such fencing shall not be required between the subject property and the IH-10 frontage road owned by TxDOT. Perimeter fencing shall be required along all other boundaries of the subject property.
6. **Landscape Buffer** – Within 30 days of the date on which this CUP was granted, an approved Landscape Buffer must be installed per UDC Sec. 17.1.1.L and Sec. 4.4.7.4.3.J.
7. **Hours of Operation** – Subject to authorized letter from TxDOT. Concrete batching operations shall be allowed to occur outside of the permitted timeframe(s) listed within the Cibolo Code of Ordinances in order to accommodate the logistical requirements of the TxDOT highway expansion project.
8. **Dust Mitigation** – The RA-200, or equivalent, dust controller shall be in operation at all times during which the silo is operating.
9. **Cessation of the Concrete Batch Plant** – Upon the cessation of the concrete batching operations associated with this conditional use permit, the site shall be restored to the approved permit grading plan. The site shall be restored to previously approved grading no later than December 31, 2026, unless an extension of this CUP has been granted prior to such date.
10. **Additional Uses** – No other conditional uses are allowed under this conditional use permit.

Conditions 2-6 were not met within the 30-day deadline, of February 22, 2024. A Stop Work Order was issued to the applicant to cease all operations on February 23, 2024. Since receiving the Stop Work Order, the applicant requested and was denied a Plat Waiver at the March 26, 2024, City Council meeting. Staff met with the applicant on February 27, 2024, to go over the conditions of the CUP and next steps.

Webber submitted a site plan on April 18, 2024. City Staff responded to Webber on April 24th regarding items that were missing from the site plan submittal. Webber responded on May 1st that they would be working on the remaining items. As of the date of this staff report, a complete submittal has not been received.

The previous CUP (Ordinance No. 1435) was terminated by operation of law when Webber failed to comply with the above listed conditions in the CUP. Staff recommends should City Council consider approval of the CUP that the following conditions be included:

1. Any illegal use of the property in violation of the City of Cibolo Code of Ordinances, the City of Cibolo Unified Development Code or any other applicable law ceases and all prior violations are resolved and disposed of by plea bargain (if criminal), settlement and release (if civil) and by final order of a court of competent jurisdiction as applicable.
2. Time Restriction. This CUP shall effectively expire on December 31, 2026, and shall not be valid thereafter; however, the Owner/Applicant may apply for an extension of this CUP prior to December 31, 2026, if more time is needed to complete the Applicant's contractual work for the TxDOT and/or its affiliates. Any extension of this CUP shall be limited to a period not to exceed twelve (12) months.
3. Plat Approval. The Owner/Applicant shall apply for and have an approved, valid, and completed plat, as required by the UDC.
4. Site Plan Approval. The Owner/Applicant shall apply for and have an approved official site plan in accordance with the UDC. Once approved, the concrete batching plant use and related activities permitted by this CUP may not substantially deviate from the proposed site plan attached hereto as **Exhibit B**, nor any site plan subsequently approved by the City.
5. Permits and Inspections required and in place. All required building permits and a valid Certificate of Occupancy must be obtained by the Owner/Applicant and in place before any work or operations of any kind shall occur on the Property. All permit applications submitted for the Property are subject to the requirements of the City Code, and the City reserves the right to inspect the premises at least once per quarter. i.e. at least once per three-month period, to ensure compliance with the terms of this CUP and all other applicable laws and regulations.
6. Perimeter Fence Required to Operate. A perimeter fence must be installed per UDC Sec. 4.4.7.4.3.E.2 and Sec. 9.3.2. TxDOT, as owner of the IH-10 frontage road abutting the Property, has expressed that a perimeter fence is

not needed along its Property, and such fencing shall not be required between the Property and the IH-10 frontage road owned by TxDOT. Perimeter fencing shall be required along all other boundaries of the Property before Owner/Applicant can operate any business on the property.

7. Landscape Buffer Required to Operate. A Landscape Buffer must be installed per UDC Sec. 17.1.L and Sec. 4.4.7.4.3.J.
8. Hours of Operation once lawful operation is otherwise achieved pursuant to this CUP. Subject to authorized letter from TxDOT. Concrete batching operations shall be allowed to occur outside of the permitted timeframe(s) listed within the Cibolo Code of Ordinances to accommodate the logistical requirements of the TxDOT highway expansion project.
9. Dust Mitigation Required to Operate. The RA-200, or equivalent, dust controller shall be always in operation during which the silo is operating.
10. Expiration. This CUP shall expire: 1) upon the expiration of two years from the effective date of this Ordinance or 2) upon cessation of the concrete batch plant operations for more than 90 days, or 3) the occurrence of December 31, 2026, whichever occurs first.
11. Grading mitigation Required at Cessation of the Concrete Batch Plant. Upon the cessation of the concrete batching operations associated with this conditional use permit, the site shall be restored to the approved permit grading plan. The site shall be restored to the previously approved grading no later than December 31, 2026, unless an extension of this CUP has been granted prior to such date.
12. Additional Uses. No other conditional uses are allowed under this conditional use permit.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on March 24, 2024, and the [City Website](#). Individual letters were sent by mail to four (4) property owners within 200' of the site. To date, Staff has received one (1) in favor of and zero (0) in opposition. Public Hearings were scheduled for April 10, 2024, (Planning & Zoning Commission) and on April 23, 2024, (City Council). Approval/Disapproval of the ordinance amendment is scheduled for the May 14, 2024, City Council meeting.

CITY COUNCIL ACTION:

1. **Approve** the proposed ordinance concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.
2. **Approve** the proposed ordinance concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC, *and any additional conditions the City Council may require.*
3. **Deny** the proposed ordinance concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC, *with findings.*

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (*for reference, [UDC](#) and [Comprehensive/Master Plan](#)*)

A. Consistency with the Comprehensive Master Plan;

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as

Business Park & Industrial include all of the commercial, industrial, and civic uses set out in Light Industrial (I-1) or Heavy Industrial (I-2) districts in the City's Code of Ordinances.

Compatible Zoning Districts (P.47 from Comp Plan):

Light Industrial (I-1) | Heavy Industrial (I-2) | Planned Unit Developments (PUDs)

STAFF FINDING: The Comprehensive Plan identifies the properties as Industrial land use category with allowed uses per the I-1 and I-2 (2013 UDC) Zoning Districts. The Temporary concrete batch plant use is consistent with the Comprehensive Plan. The request is tied to a specific project and not intended to remain on site after October 2026. This facility's primary purpose is for the efficiency and to expedite the delivery of construction materials of the IH-10 corridor expansion and improvement.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

UDC Article 20 Subdivision Regulations. Platting requirements per Section 20.1.8. (A) division of land into 2 or more lots or (D.1.b.) when a building permit is required to move a primary structure/main building onto a piece of property.

STAFF FINDING: The applicant property is not platted. As a condition of the CUP, the applicant was required to complete and submit a plat application or receive an approved waiver from the City Council. The applicant submitted a request for a waiver on February 27, 2024, however, the request was denied by City Council on March 26, 2024. A plat application has not since been received since the waiver was denied.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 4.7.4.3 Mixed Use Regional Employment Center (MURE) District Regulations

In the "MURE" Mixed Use Regional Employment district, no buildings or land shall be used, and no buildings shall be hereafter erected, reconstructed, altered, or enlarged, unless otherwise provided in these regulations, as described below:

1. Permitted Uses

Uses permitted by right in the MF-1, MF-2, C-1, and C-3 Districts shall be permitted, except as may be expressly prohibited below. Institutional uses such as technical schools, hospitals and utilities are also permitted by right.

2. Permitted Uses Subject to Supplemental Use Requirements

Heavy commercial uses in the C-4 district and clean light industrial uses and research and development uses, as are permitted in the I-1 district shall also be permitted subject to adherence to the Environmental Performance Standards of the UDC and Performance standards described in this district. For terms of enforcing these regulations, clean light industrial shall be

defined as an industrial use that has little to no environmental impact related to noise, heat, vibration, odor, and the other environmental performance standards described in this UDC, with aspects of industrial processes being contained within an industrial building and/or structure. Semi-truck docks and related loading, storage and distribution functions of permitted clean light industrial uses would be focused toward site locations that are not visible to surrounding rights-of-way and that are hidden by principal buildings or other screening techniques. Any outdoor operations or outdoor storage shall be completely screened and buffered from public rights-of-way and any adjoining residential zoning districts and be placed on a surface that will not create dust or non-compliance with any Environmental Performance Standard of this UDC.

3. Conditional Use Permit (CUP) Required

Any use permitted in the I-1 and I-2 district that may fall outside the definition of clean light industrial may be considered subject to the issuance of a Conditional Use Permit (CUP) by the City Council, after Planning and Zoning Commission review and recommendation. The criteria for the approval of any CUP for an I-2 will be the suitability of such a use in the context of the surrounding uses and the ability of the I-2 use to contain all industrial processes to the interior of buildings and not pose a significant risk to any residential uses that may be in the MURE development. Any outdoor storage or other outdoor uses shall be completely screened and buffered from public rights-of-way and any adjoining residential zoning districts and shall be limited to an incidental percentage of the total operations. Any prospective I-2 use shall demonstrate the measures proposed to be implemented to comply with all Environmental Performance Standards of this UDC, including, but not limited to the prevention of dust. The City reserves the right to deny any CUP request for an I-1 or I-2 for a non-clean light industrial use on the basis that such requested use would be detrimental to overall development of the highway corridor or adversely affect any adjoining or nearby properties.

4. Prohibited Uses

The following uses are expressly prohibited: sexually oriented businesses, mini-warehouse storage, general outdoor storage, auto impound yards, kennels, pawn shops, surplus sales, or outdoor advertising signs (billboards) or any other use that is not consistent with creating a positive image for the City. Any use that is not expressly listed as a prohibited use that is denied by staff may be appealed to the Planning and Zoning Commission and City Council in accordance procedural requirements of this UDC and the Fee Schedule for Administrative Appeals.

STAFF FINDING: The formal site plan review process, which the applicant is required to follow as a condition of being granted a CUP, would bring the property into compliance with the above-listed criteria. The applicant was required as a condition of the CUP to provide an official site plan submittal demonstrating compliance with the Unified Development Code (UDC) section as listed above for the initial purpose of requesting a CUP. To date, staff have not received an official site plan submittal since the establishment of Ordinance No. 1435 granting the CUP on January 23, 2024, or the meeting with staff on February 27, 2024. Staff offered to meet with the applicant to discuss which sections of UDC Sec. 12.3.2 would apply to their site plan but did not receive a request to do so until Friday, April 5, 2024.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, to the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use.

STAFF FINDING: The UDC allows a Temporary Concrete Batch Plant by CUP in all zoning districts, which is to be reviewed on a case-by-case scenario. The Cibolo Police Department and Code Enforcement have visited the site to ensure compliance with the City's light and noise ordinances. The use of a concrete washout captures and collects any contaminated water and slurry from the operations. The approved conceptual site plan was intended to ensure compliance and compatibility with the surrounding uses until an official site plan was submitted by the applicant as a condition of the CUP. To date, staff have not received a complete site plan submittal since the establishment of Ordinance No. 1435 granting the CUP on January 23, 2024.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals and general welfare.

Comprehensive/Master Plan – Future Land Use Categories – Business Park & Industrial

Moving Forward - New Business Park & Industrial development should be located and take access from an arterial roadway. New Business Park & Industrial development should be designed in a manner which orients loading docks and bays away from the front property line or public right-of-way. New Business Park & Industrial development should include a landscape buffer between any property that is zoned to a non-industrial classification. The required level of screening should be based upon the difference in intensity of development of the abutting district. In other words, new developments located abutting residential areas should have a larger or more opaque landscape screen than what would be required against abutting commercial development. New developments which include outdoor operations should be designed to minimize the amount of nuisance (e.g., light, sound, dust, etc.) that leaves the site. New outdoor storage areas should be designed in a manner that screens materials and equipment from

Attachments

[Ordinance](#)

[Ordinance 1435](#)

[Application.pdf](#)

[Letter of Intent.pdf](#)

[Staff Map.pdf](#)

[Conceptual Site Plan.pdf](#)

[TXDOT Letter - Cibolo Fence.pdf](#)

[TXDOT Letter - Construction Timeline.pdf](#)

[Response F.1](#)



"City of Choice"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR 7.51 ACRES OF REAL PROPERTY DESCRIBED AS ABS: 134 SUR: JOSE FLORES, 7.51 AC TO ALLOW FOR CONCRETE ASPHALT BATCHING PLANT (TEMPORARY); IMPOSING CONDITIONS ON SUCH CONDITIONAL USE; AMENDING THE ZONING MAP OF THE CITY OF CIBOLO, TEXAS; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations to promote the-public health, safety and general welfare of the City; and

WHEREAS, the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, MLM Trust ("Owner") owns approximately 7.51 acres of land within the corporate limits of the City described as ABS: 134 SUR: JOSE FLORES, 7.51 AC located at 10833 IH-10 ("Property"); and

WHEREAS, the Property is located within the Mixed Use Regional Employment Center (MURE) zoning district; and

WHEREAS, the Owner's representative, Webber LLC ("Applicant"), has submitted to the City an application for a Conditional Use Permit ("CUP") to allow for a temporary Concrete/Asphalt Batching Plant use on the Property,

WHEREAS, the Commercial Uses Table set forth in Section 13.2 of the UDC permits a Concrete/Asphalt Batching Plant as a temporary, short-term use within any zoning district, including the MURE zoning district, upon approval of a CUP for same, provided that such conditional use are allowed only until completion of a specific construction project or projects supplied by the concrete batching plant unless City Council renews the CUP for a specific, additional period of time; and

WHEREAS, a CUP for temporary Concrete/Asphalt Batching Plant use on the Property was previously issued to Webber LLC by Cibolo Ordinance No. 1435; and

WHEREAS, Cibolo Ordinance No. 1435 was terminated by operation of law after Webber LLC failed to adhere to the terms of the CUP granted by that ordinance; and

WHEREAS, the City Council has duly considered the requested CUP and finds that the proposed concrete batching operation will provide concrete exclusively to the Texas Department of Transportation (TxDOT) and/or its affiliates, operating under a TCEQ permit as a "registered portable facility" to be located contiguous to the right-of-way to provide concrete batching services for use on a single infrastructure project within the right-of-way of IH-10 at 10833 E. IH-10, and therefore any concrete batching operations permitted by the requested CUP will be temporary and will not be permitted to continue once said TxDOT project is completed, and finds further that the Applicant has agreed to the terms and conditions set forth in this ordinance, including requirements relating to dust prevention and other potential nuisances such as light, noise, and traffic; and

WHEREAS, the City Council finds two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for Concrete/Asphalt Batching Plant on the Property as described herein and further depicted in **Exhibit A** attached hereto; and

WHEREAS, the City Council finds legal notice, notifying the public of both public hearings on the consideration of the requested CUP, 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, the City Council finds written notice of the aforementioned public hearings before the Planning and Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject Property of this requested CUP, as indicated on the most recently approved municipal tax roll of the City, in accordance with applicable state and local law; and

WHEREAS, the City Council finds the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters specified in Section 4.3.2 of the UDC, issued its recommendation regarding the CUP to the City Council in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission found 1) the proposed use is in accord with the objectives of the UDC and the purposes of the district in which the Property is located, 2) the proposed use will comply with all of the applicable provisions of the UDC, 3) the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity, 4) the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards ensure proper mitigation of identified impacts by recommending stricter standards where necessary, 5) the Commission gave due consideration to all technical information supplied by the Applicant and 6) the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the City Council adopts these findings as its own; and

WHEREAS, the City Council, having duly considered the request for CUP, desires to approve the CUP for Concrete/Asphalt Batching Plant as a temporary, short-term use.

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 described as ABS: 134 SUR: JOSE FLORES, 7.51 AC is depicted in **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. CUP Granted. A CUP for the use of Concrete/Asphalt Batching Plant for the Property is hereby granted and issued to Webber LLC, subject to all applicable federal, state, or local laws or regulations, including supplemental use regulations set forth in the City's UDC, and the following conditions:

- a. Any illegal use of the property in violation of the City of Cibolo Code of Ordinances, the City of Cibolo Unified Development Code or any other applicable law ceases and all prior violations are resolved and disposed of by plea bargain (if criminal), settlement and release (if civil) and by final order of a court of competent jurisdiction as applicable.
- b. Time Restriction. This CUP shall effectively expire on December 31, 2026, and shall not be valid thereafter; however, the Owner/Applicant may apply for an extension of this CUP prior to December 31, 2026, if more time is needed to complete the Applicant's contractual work for the TxDOT and/or its affiliates. Any extension of this CUP shall be limited to a period not to exceed twelve (12) months.
- c. Plat Approval. The Owner/Applicant shall apply for and have an approved, valid, and completed plat, as required by the UDC.
- d. Site Plan Approval. The Owner/Applicant shall apply for and have an approved official site plan in accordance with the UDC. Once approved, the concrete batching plant use and related activities permitted by this CUP may not substantially deviate from the proposed site plan attached hereto as **Exhibit B**, nor any site plan subsequently approved by the City.
- e. Permits and Inspections required and in place. All required building permits and a valid Certificate of Occupancy must be obtained by the Owner/Applicant and in place before any work or operations of any kind shall occur on the Property. All permit applications submitted for the Property are subject to the requirements of the City Code, and the City reserves the right to inspect the premises at least once per quarter. i.e. at least once per three-month period, to ensure compliance with the terms of this CUP and all other applicable laws and regulations.
- f. Perimeter Fence Required to Operate. A perimeter fence must be installed per UDC Sec. 4.4.7.4.3.E.2 and Sec. 9.3.2. TxDOT, as owner of the IH-10 frontage road abutting the Property, has expressed that a perimeter fence is not needed along its Property, and such fencing shall not be required between the Property and the IH-10 frontage road owned by TxDOT. Perimeter fencing shall be required along all other boundaries of the Property before Owner/Applicant can operate any business on the property.

- g. Landscape Buffer Required to Operate. A Landscape Buffer must be installed per UDC Sec. 17.1.L and Sec. 4.4.7.4.3.J.
- h. Hours of Operation once lawful operation is otherwise achieved pursuant to this CUP. Subject to authorized letter from TxDOT. Concrete batching operations shall be allowed to occur outside of the permitted timeframe(s) listed within the Cibolo Code of Ordinances to accommodate the logistical requirements of the TxDOT highway expansion project.
- i. Dust Mitigation Required to Operate. The RA-200, or equivalent, dust controller shall be always in operation during which the silo is operating.
- j. Expiration. This CUP shall expire: 1) upon the expiration of two years from the effective date of this Ordinance or 2) upon cessation of the concrete batch plant operations for more than 90 days, or 3) the occurrence of December 31, 2026, whichever occurs first.
- k. Grading mitigation Required at Cessation of the Concrete Batch Plant. Upon the cessation of the concrete batching operations associated with this conditional use permit, the site shall be restored to the approved permit grading plan. The site shall be restored to the previously approved grading no later than December 31, 2026, unless an extension of this CUP has been granted prior to such date.
- l. Additional Uses. No other conditional uses are allowed under this conditional use permit.

SECTION 4. Zoning Map Amendment. The Zoning Map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance.

SECTION 5. Declaration of Compliance. The City Council finds that all required public notices for consideration of the CUP have been properly issued and all required public hearings have been properly conducted.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 11. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). 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 12. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this 14th day of May 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

Exhibit "A"

Description of Property

TRACT I:

All that certain tract, piece or parcel of land being a part of that certain 20 acre tract of land out of the Jose Flores Survey No. 63, Abst. No. 134, in Guadalupe County, Texas, conveyed by R.J. Jung et ux to Udo Grobe by deed dated December 30, 1929, and recorded in Vol. 117, Page 564 of the Deed Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING at the South West corner of the Udo Grobe tract, said corner being also the North West corner of a tract of land conveyed by H.J. Wieters to Franz Schrank by deed dated the 23rd day of November, 1929, and recorded in Vol. 118, Page 165, of the Deed Records of Guadalupe County, Texas, for the Beginning corner of this tract;

THENCE N. 30 deg. 16' W. with the West property line, a distance of 49.2' to a point in the Right-of-Way for Highway IH-10, being project I 10-4 (16) 603. Said point being 202.0' from and normal to Texas Highway Department Engineers Station 156 plus 36.8;

THENCE N. 66 deg. 29' E. with the Right-of-Way for Highway IH-10 a distance of 452.6' to a point; A portion of Highway IH-10 Right-of-Way being out of the Udo Grobe tract as conveyed by Udo Grobe and wife, Rosaline Grobe to the Texas Highway Department by deed dated the 22nd day of December, 1958, and recorded in Vol. 321, Page 435 of the Deed Records of Guadalupe County, Texas;

THENCE S. 60 deg. 15' W. with the common line of the Udo Grobe tract and said Schrank tract a distance of 449.5' to the place of beginning, and containing 0.25 acre of land, more or less.

TRACT II:

All that certain tract, piece or parcel of land being a part of that certain 91 acre tract of land, out of the Jose Flores Survey No. 63, Abst. No. 134, in Guadalupe County, Texas, conveyed by H.J. Wieters et ux, to Franz Schrank, by deed dated the 23rd of November, 1929, and recorded in Vol. 118, Page 165 of the Deed Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of the Franz Schrank tract, said corner being also the South West corner of a tract of land conveyed by R.J. Jung and wife, Etta Jung, to Udo Grobe and Rosaline Grobe by deed dated the 30th day of December, 1929, and recorded in Vol. 117, Page 564-5 of the Deed Records of Guadalupe County, Texas;

THENCE N. 60 deg. 15' E. with the common line of the Franz Schrank tract and said Udo Grobe tract a distance of 449.5' to a point in the Right-of-Way for Highway IH-10, being project I 10-4 (16) 603. Said point being 202.0' from and normal to Texas Highway Department Engineer's Station 160-/89.4;

THENCE N. 66 deg. 29' E. with the Right-of-Way for Highway IH-10 a distance of 660.6' to a point. A portion of Highway IH-10 Right-of-Way being out of the Franz Schrank tract as conveyed by Franz Schrank and Anna Schrank to the Texas Highway Department by deed dated the 22nd day of December, 1958, and recorded in Vol. 321, Page 437 of the Deed Records of Guadalupe County, Texas;

THENCE S. 34 deg. 50.5' E. with the Right-of-Way for Highway IH-10 a distance of 102.0' to a point;

THENCE with the Highway IH-10 Right-of-Way along the arc of a circular curve to the left having a radius of 395.5' a distance of 136.7' to a point. The chord of the arc of said curve bears S. 33 deg. 25' E. a distance of 136.0';

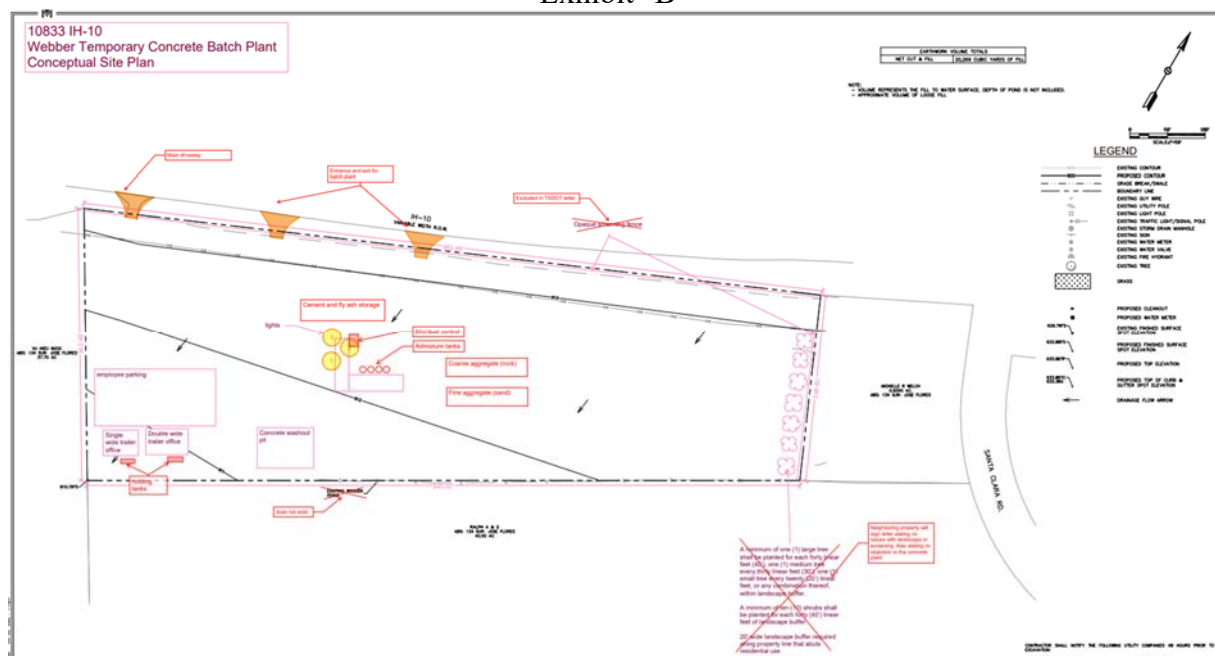
THENCE S. 60 deg. 15' W. a distance of 1121.1' to a point in the West property line of the Franz tract;

THENCE N. 30 deg. 16' W. with the West property line a distance of 308.3' to the place of Beginning and containing 7.26 acres of land, more or less.

SAVE AND EXCEPT out of Tract II, that certain 0.834 acre tract of land conveyed by Lucille Nolen to Lloyd J. Mueller in Warranty Deed recorded in Volume 894, Page 400 of the Real Property Records of Guadalupe County, Texas.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit "B"





ORDINANCE NO: 1435

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR 7.51 ACRES OF REAL PROPERTY LOCATED 10833 IH-10 TO ALLOW FOR CONCRETE ASPHALT BATCHING PLANT (TEMPORARY); DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; INCORPORATING RECITALS; REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Section 211.004 provides that zoning regulations and district boundaries must be adopted in accordance with a duly adopted Comprehensive Plan; and

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home-rule municipality, to adopt, repeal or amend zoning district boundaries in order to promote the public health, safety and general welfare of the City; and

WHEREAS, the subject property of this Conditional Use Permit ("CUP") is located within a Mixed Use Regional Employment Center (MURE); and

WHEREAS, the Commercial Uses Table set forth in Section 13.2 of Appendix A of the Code of Ordinances for the City of Cibolo, also known as the Unified Development Code ("UDC"), permits a Concrete/Asphalt Batching Plant as a temporary, short-term use within any zoning district, including the MURE zoning district, upon approval of a CUP for same, provided that such conditional use may occur until completion of a specific construction project or projects supplied by the concrete batching plant unless City Council renews the CUP for a specific, additional period of time; and

WHEREAS, the City of Cibolo has received a valid and completed application from Owner MLM Trust, through its representative Miya Janes-Green of Webber LLC, to request a CUP to allow for a temporary, short-term Concrete/Asphalt Batching Plant to operate on the subject property, located at 10833 IH-10 and legally described as ABS: 134 SUR: JOSE FLORES, 7.51 AC; and

WHEREAS, the City Council has duly considered the requested CUP and finds that the proposed concrete batching operation will provide concrete exclusively to the Texas Department of Transportation (TxDOT) and/or its affiliates, operating under a TCEQ permit as a "registered portable facility" to be located contiguous to the right-of-way to provide concrete batching services for use on a single infrastructure project within the right-of-way of IH-10 at 10833 E. IH-10, and therefore any concrete batching operations permitted by the requested CUP will be temporary and

will not be permitted to continue once said TxDOT project is completed, and finds further that the applicant has agreed to the terms and conditions set forth in this ordinance, including requirements relating to dust prevention and other potential nuisances such as light, noise, and traffic; and

WHEREAS, two public hearings were held to discuss the rezoning to the real property described herein; with the first public hearing being conducted by the Planning & Zoning Commission on December 13, 2023, and the second public hearing being conducted by City Council on January 9, 2024; each being conducted for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for Concrete/Asphalt Batching Plant on the subject property, comprised of 7.51 acres located at 10833 IH-10, as described herein and further depicted in **Exhibit “A”** hereto; and

WHEREAS, legal notice notifying the public of both public hearings on the property proposed to be rezoned, was posted on the City’s official website and published in the *Seguin Gazette*, a newspaper of general circulation in the City of Cibolo, on November 26, 2023; and

WHEREAS, written notice of the aforementioned public hearings before the Planning & Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject property of this CUP, as indicated on the most recently approved municipal tax roll of the City of Cibolo, in accordance with applicable state and local law; and

WHEREAS, on December 13, 2023, the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters listed in Section 4.3.2 of the UDC, voted to recommend that the City Council approve the requested CUP; and

WHEREAS, on January 23, 2024, the City Council, having duly considered the request for CUP, determined that the CUP should be approved as requested by adoption of this Ordinance; and

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

SECTION 1. CUP GRANTED.

- A. The zoning district for 7.51 acres of land in Guadalupe County, Texas, located 10833 IH-10, Cibolo, Texas, and being legally described as ABS: 134 SUR: JOSE FLORES, 7.51 AC, and as depicted in **EXHIBIT “A”** hereto (the “Property”), and incorporated herein by reference, is hereby amended by Conditional Use Permit (“CUP”) for the use of Concrete/Asphalt Batching Plant, subject to all applicable federal, state or local laws or regulations, including supplemental use regulations set forth in the City’s UDC, and the following conditions:

1. **Time Restriction** – This CUP shall effectively expire on December 31, 2026, and shall not be valid thereafter; however, the applicant may apply for an extension of this CUP prior to December 31, 2026, if more time is needed to complete the applicant’s contractual work for the Texas Department of Transportation and/or its affiliates. Any extension of this CUP shall be limited to a period of time not to exceed twelve (12) months.

2. **Plat** – Within 30 days of the date on which this CUP is approved, the owner/applicant shall submit a valid and completed plat application as required by the UDC or, alternatively, initiate the process to obtain a variance or other waiver from any applicable platting requirements.
3. **Site Plan** – An official site plan submittal, in accordance with the UDC, shall be submitted within 30 days of the date on which this CUP was granted. The concrete batching plant use and related activities permitted by this CUP may not substantially deviate from the submitted conceptual/preliminary site plan attached hereto as **Exhibit “B,”** nor any final site plan that may subsequently be approved by the City.
4. **Permits & Inspections** – Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for this property are subject to the requirements of the City Code, and the City reserves the right to inspect the premises at least once per quarter, i.e. at least once per three-month period, to ensure compliance with the terms of this CUP and other applicable laws and regulations.
5. **Perimeter Fence** – Within 90 days of the date on which this CUP was granted, a perimeter fence must be installed per UDC Sec. 4.4.7.4.3.E.2 and Sec. 9.3.2. TxDOT, as owner of the IH-10 frontage road abutting the property, has expressed that a perimeter fence is not needed along their property, and such fencing shall not be required between the subject property and the IH-10 frontage road owned by TxDOT. Perimeter fencing shall be required along all other boundaries of the subject property.
6. **Landscape Buffer** – Within 30 days of the date on which this CUP was granted, an approved Landscape Buffer must be installed per UDC Sec. 17.1.L and Sec. 4.4.7.4.3.J.
7. **Hours of Operation** – Subject to authorized letter from TxDOT. Concrete batching operations shall be allowed to occur outside of the permitted timeframe(s) listed within the Cibolo Code of Ordinances in order to accommodate the logistical requirements of the TxDOT highway expansion project.
8. **Dust Mitigation** – The RA-200, or equivalent, dust controller shall be in operation at all times during which the silo is operating.
9. **Cessation of the Concrete Batch Plant** – Upon the cessation of the concrete batching operations associated with this conditional use permit, the site shall be restored to the approved permit grading plan. The site shall be restored to previously approved grading no later than December 31, 2026, unless an extension of this CUP has been granted prior to such date.

10. **Additional Uses** – No other conditional uses are allowed under this conditional use permit.

- B. The zoning map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance, being more specifically defined on **EXHIBIT “C”**.

SECTION 2. DECLARATION OF COMPLIANCE. The City Council finds that all required public notices for a Conditional Use Permit for the Property described in **Exhibit “A”** have been properly issued and all required public hearings have been properly conducted.

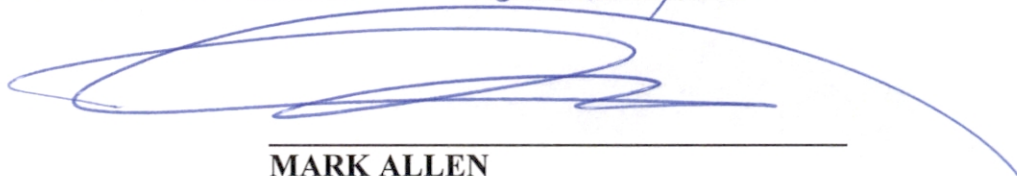
SECTION 3. INCORPORATION OF RECITALS. The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact.

SECTION 4. REPEALED. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void; and that in lieu of each clause or provision of this Ordinance that is invalid, illegal, or unenforceable there be added by the Mayor as necessary with the approval of the City Attorney as to form, and as a part of the Ordinance a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective upon the adoption of this ordinance.

PASSED, APPROVED, AND ADOPTED THIS 23 **DAY OF** January **2024.**



MARK ALLEN
Mayor

ATTEST:



PEGGY CIMICS, TRMC
City Secretary



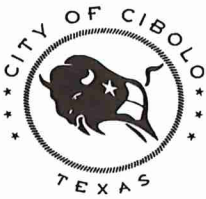
EXHIBIT "A": SUBJECT PROPERTY FOR CONDITIONAL USE PERMIT



[illegible]

EXHIBIT “C”: UPDATED OFFICIAL ZONING MAP - CITY OF CIBOLO, TEXAS





City of Cibolo

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

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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: Guadalupe County IH 10

Total Acres: 6.67 Survey Name: _____ Abstract No.: _____

Project Location (address): 10833 IH-10 Frontage Road, Marion, TX 78124

Current Zoning: MURE Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: CUP # of Lots: 1 # of Units: 1

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

☐ Other _____

Current Use: N/A Total Proposed Square Footage: 13,138

Proposed Use: Temporary Concrete Batch Plant (Commercial/Industrial only)

Applicant Information:

Property Owner Name: MLM Trust

Address: 7951 Linne Road City: New Berlin

State: TX Zip Code: 78155 Phone: 210-834-4815

Email: marklmott@gmail.com Fax: _____

*Applicant (if different than Owner): Miya Janes-Green

* Letter of Authorization required

Address: 790 Generations Drive, Suite 310 City: New Braunfels

State: TX Zip Code: 78130 Phone: 281-706-6136

Email: mjanegreen@webber.com Fax: _____

Representative:

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, and 245 of the Texas Local Government Code.

Mark L. Mott

Owner or Representative's Signature

MARK L. MOTT

Typed / Printed Name

State of Texas

County of Comal

Before me, Emily Beaird, on this day personally appeared

Name of Notary Public

MARK L. MOTT

Name of signer(s)

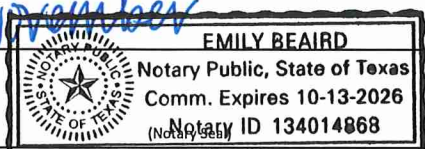
foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9

day of November

Emily Beaird

Notary Public Signature



City of Cibolo

Use Only

1417.60

Total Fees

check

Payment Method

11/13/23

Submittal Date

GF

Accepted by

CUP-23-03

Case Number

November 29th, 2023

Attention: City of Cibolo

Re: Letter of Intent – Conditional Use Permit

To whom it may concern,

The IH-10 Guadalupe County project consists of the redevelopment of the interstate 10 corridor between FM 465 and Cibolo Creek. This redevelopment includes permanent and temporary construction of the main lanes, frontage roads and bridges located within the limits. The project began in May 2022 and the anticipated finish is October 2025.

The office trailers were mobilized in March 2022 and the concrete batch plant was erected in November 2022. We began batching in February 2023 and will continue to batch until the end of the project in October 2025. The hours of operation are Monday-Saturday 24 hours, closed Sundays 8am-8pm.

There is a dust duct assembly, water tank and an RA 200 dust collector built into the concrete plant to eliminate any dust created during the batching process, see attached drawings for more details. For noise mitigation, we are weighing materials accurately before entering the drum and cleaning the drum after each operation to decrease any additional noise. We also perform regular maintenance on the plant, including suction hoses and air circuit systems. The concrete plant is surrounded by landscaping and material stockpiles, to decrease the noise. There are no residential dwellings surrounding the location of the concrete batching plant, except for one house 500' to the east. The owners have confirmed that the noise levels are acceptable.

The concrete washout is located at the yard and is maintained regularly. It is inspected weekly by TXDOT's environmental inspector and daily by Webber's certified person for environmental. BMP's such as silt fence are put in place to protect nearby vegetation and the washout pit is lined with concrete to prevent infiltration into the soil. There are berms surrounding the area so excess water is contained. The water is then recycled.

If you have any questions or concerns, please contact me anytime at (281) 706-6136

Respectfully submitted,



Miya Janes-Green
Project Manager



Central Texas Region
790 Generations Dr. Suite 310
New Braunfels, Texas 78130

March 5th, 2024

Subject: Request for Extension and Waiver of Fines for Submission of Documents

City of Cibolo
200 S Main St,
Cibolo, TX 78108

Dear City Council Members,

I am writing to request an extension and waiver of fines regarding the submission of the plat, site plan, and other required documents as outlined in the relevant regulations and ordinances. Specifically, I am seeking a 60-day extension to allow sufficient time for the preparation and submission of these essential documents.

As per the existing guidelines, Webber has the provision to submit a written request to the City Council for the consideration of waiving fines and extending the submission deadline. In light of this, I am formally requesting the City Council to grant an extension of 60 days to ensure the thorough and accurate preparation of the required documents.

I would like to bring to your attention that we have already submitted the plat waiver request and paid the required fees in good faith. Despite our proactive approach, unforeseen circumstances have arisen, affecting our ability to meet the initial deadline. We are making every effort to fulfill our obligations in a timely manner and in compliance with the city's regulations. The additional time will enable us to compile comprehensive and high-quality documentation that aligns with the city's standards and requirements.

I believe that the extension and waiver will not only facilitate a smoother submission process but also uphold the collaborative spirit between Webber and the City Council. We are committed to ensuring that our development aligns seamlessly with the city's vision and contributes positively to the community.

I kindly request the City Council's favorable consideration of this extension and waiver request. Your understanding and support in this matter are greatly appreciated.

Thank you for your time and consideration. I am available to provide any additional information or clarification as needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eloi Ferran Marques". The signature is stylized with overlapping loops and a long horizontal line extending to the right.

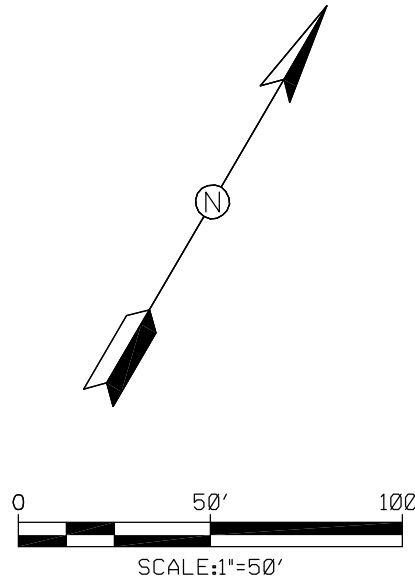
Eloi Ferran Marques
CTX Area Manager
Webber LLC
790 Generation Dr. Suite 310
New Braunfels, Texas 78130
832-472-1550



10833 IH-10
Webber Temporary Concrete Batch Plant
Conceptual Site Plan

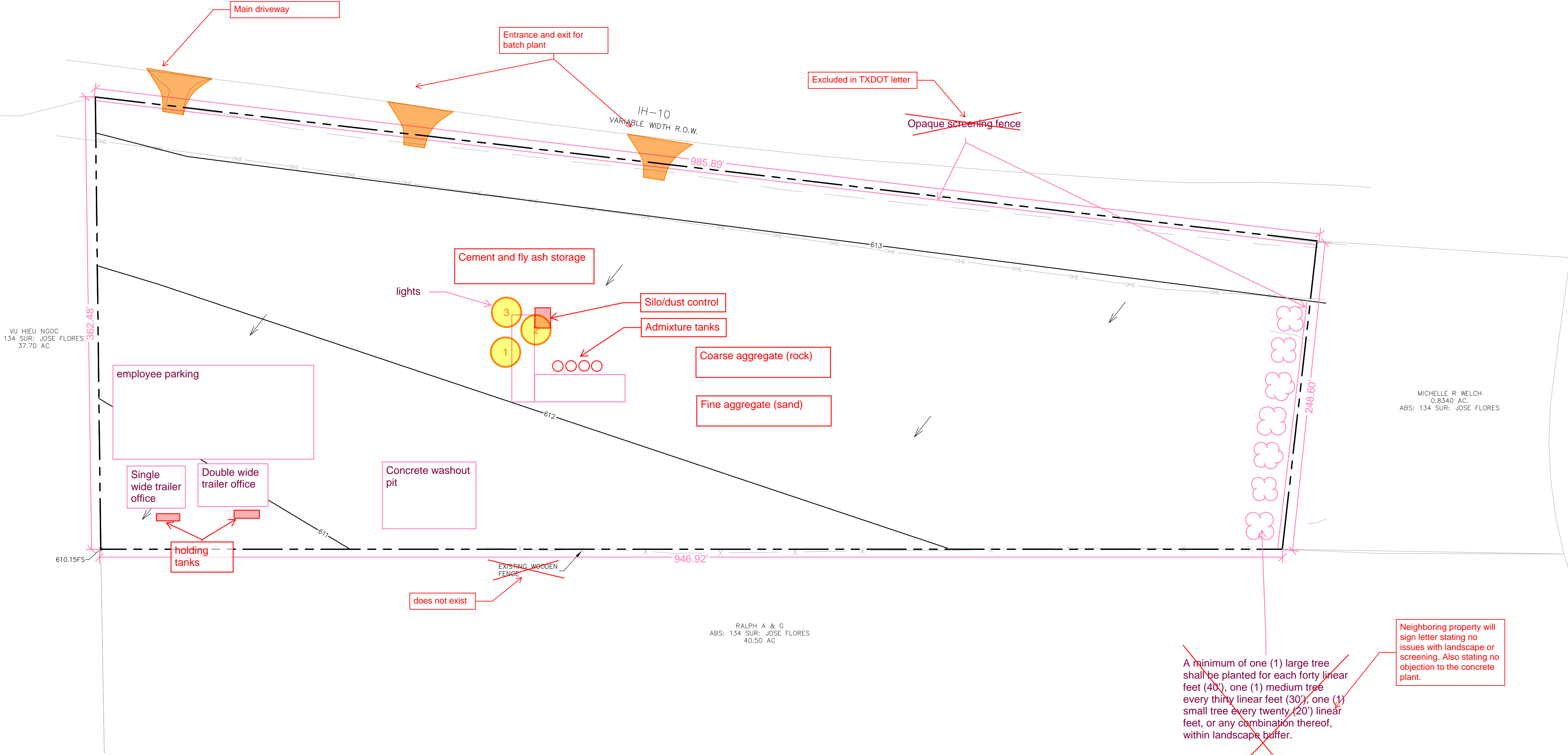
EARTHWORK VOLUME TOTALS	
NET CUT & FILL	20,269 CUBIC YARDS OF FILL

NOTE:
- VOLUME REPRESENTS THE FILL TO WATER SURFACE. DEPTH OF POND IS NOT INCLUDED.
- APPROXIMATE VOLUME OF LOOSE FILL



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK/SWALE
	BOUNDARY LINE
	EXISTING GUY WIRE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRAFFIC LIGHT/SIGNAL POLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SIGN
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING TREE
	GRASS
	PROPOSED CLEANOUT
	PROPOSED WATER METER
	EXISTING FINISHED SURFACE SPOT ELEVATION
	PROPOSED FINISHED SURFACE SPOT ELEVATION
	PROPOSED TOP ELEVATION
	PROPOSED TOP OF CURB & GUTTER SPOT ELEVATION
	DRAINAGE FLOW ARROW



GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES THAT ARE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF GRADES OR DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC., AND DISPOSE OFFSITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPING AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DEBRIS AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN FINISHED NATURAL GROUND GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1% ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM GRADE OF 2% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AND SHALL UNCOVER EXISTING UTILITIES TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

New Braunfels Utilities	830-629-8400
Spectrum Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Line	888-876-5786
AT&T Telephone	830-303-1333
Erick White PM	210-283-1706
Scott McBrearty (Construction)	210-658-4886
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

Know what's below.
Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SHANE KLAR, PE, #115810 ON December 5, 2023. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS	
NO	DATE

MOELLER & ASSOCIATES
Engineering Solutions

2021 W SH46, STE 105, NEW BRAUNFELS, TX 78132
PH: 830-358-7127 www.mo-tx.com
TPE FIRM F-1351

#####

MOTT COMMERCIAL LOT 5

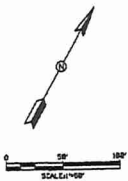
SHEET

OF 4



Know what's below
Call before you dig

THIS DOCUMENT IS RELEASED
FOR THE PURPOSES OF SETTING
FOR THE PUBLIC THE BOUNDARY
OF THE PLAT. IT IS NOT TO BE
USED FOR ANY OTHER PURPOSE
AND IS NOT TO BE USED FOR
CONSTRUCTION.



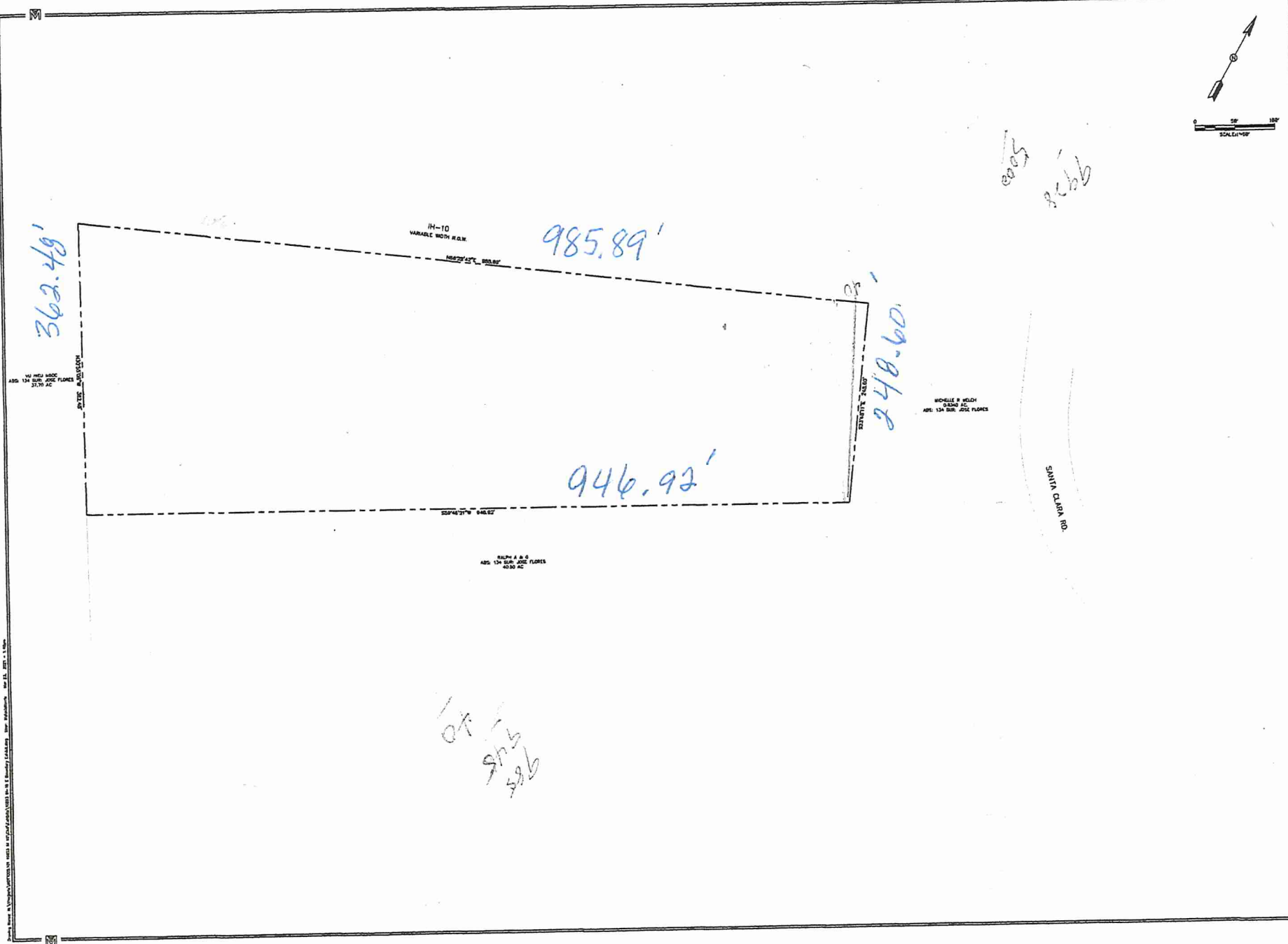
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1		
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MOELLER & ASSOCIATES
Engineering Solutions
2021 E. 1st Ave., Suite 100, Santa Clara, CA 95050
408.298.1111 | www.moeller-engineering.com

BOUNDARY EXHIBIT

10833 IH-10 E

SHEET
EX
OF 1



MOELLER & ASSOCIATES, INC. 2021 E. 1st Ave., Suite 100, Santa Clara, CA 95050 408.298.1111

12/8/2023

Project: F 2022(097)
Control: 0025-03-097
Highway: IH 10

County: Guadalupe
Contractor: Webber, LLC
Subject: Construction Contract

RE: Acceptance of Waiver Request for Opaque Screening Installation

To Whom it May Concern:

This letter is to acknowledge and support a waiver request regarding the installation of an opaque screening perimeter fence at Webber, LLC. concrete batch plant / project yard that faces Texas Department of Transportation (TxDOT) Right-of-Way (ROW), as required per the City of Cibolo UDC Sec.4.4.7.4.3.E.2 and 9.3.2.

We acknowledge your commitment to ensuring a visually appealing and harmonious environment while maintaining the necessary functionality and safety of your operations.

Please consider this letter as official confirmation of TxDOT's acceptance of the waiver request.

Thank you for your understanding and cooperation in this matter.

Sincerely,



Will Lockett, P.E.
New Braunfels Area Engineer
San Antonio District

12/8/2023

Project: F 2022(097)
Control: 0025-03-097
Highway: IH 10

County: Guadalupe
Contractor: Webber, LLC
Subject: Construction Contract

RE: IH 10 Highway Improvements

Dear Miya Janes-Green:

This letter is to certify:

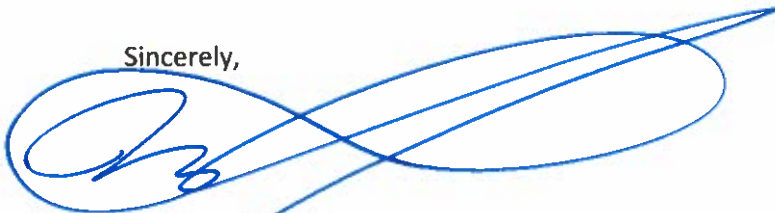
Webber, LLC Has been awarded the contract on Decemober 1, 2021 for the above referenced project with limits from the Bexar/Guadalupe County line to FM 465.

The project Time Determination Schedule assumes construction activities beginning in February of 2022 and concluding in March of 2026. Based on Webbers actual stating time of May 2022, this project's estimated completion date is June of 2026.

The time determination schedule is based on TxDOT's 6-Day work week, thus construction operations may proceed from Monday-Saturday during normal business hours. Operations outside of normal business hours and on Sunday maybe permitted with the approval of the Engineer.

Please let me know if you have any questions.

Sincerely,



Will Lockett, P.E.
New Braunfels Area Engineer
San Antonio District



Notice of Conditional Use Permit Petition



March 20, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Conditional Use Permit Petition.

The purpose of this letter is to make you aware of a Conditional Use Permit request for your property and provide you with an opportunity to voice your opinion about the Conditional Use Permit. Your opinion matters.

In accordance with the City of Cibolo Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, April 10, 2024 at 6:30 p.m.** at the **Council Chambers of City Hall located at 200 South Main Street, Cibolo, Texas**, and the City Council will hold a public hearing on **Tuesday, April 23, 2024 at 6:30 p.m.** at the **Council Chambers of City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of both meetings is to hear public testimony regarding an amendment to Ordinance 1437 concerning the Conditional Use Permit (CUP) to allow Concrete Asphalt Batching Plant (Temporary) use for certain real property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.

Applicant: Miya Janes-Green, Webber LLC

Sincerely,
Lindsey Walker, CNU-A
Planner
lwalker@cibolotx.gov

REPLY NOTICE (CUP-23-03)

Name (please print): MARK L. MOFF

Address (In relation to Map Exhibit): 10833 IH10 (-63439)

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor

☐ Opposed

Comments:

Signature: ALON

Date: 3-23-24

(210) 658-9900

www.cibolotx.gov

200 S. Main Street Cibolo, Texas 78108



City of Cibolo

City Council Regular Meeting Staff Report

Approval of the minutes of the Regular City Council Meeting held on April 9, 2024.

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 11A
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[040924 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
April 9, 2024
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 Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks.
3. Invocation – Councilman Hicks gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Proclamation
 - A. Month of the Military Child – Councilwoman Cunningham read the Proclamation. Ms. Caballero from the SCUCISD and three students Prince Tuason accompanied by his dad Cesar (retired Army), mom Arlyn and sibling Celyn, Emma Piles accompanied by her dad Harry (Air Force veteran), mom Shannon, and Nalah Ashby accompanied by her parents (both veterans) each received a copy of the Proclamation for the Month of the Military Child.
6. Presentation
 - A. Presentation of the 2023 Gary Kelly Award Winner. Mayor Allen presented the Gary Kelly Award Winner for 2023 to Linda Tudyk. Just a few of the things Ms. Tudyk has done this past year are Ms. Tudyk has served on several committees and was instrumental in the success of the Cibolo Senior Center. She works during Market Days each Month and helped with the Summer Nights Program, and the Easter Egg Hunt.. Ms. Tudyk volunteers her time as a volunteer to help the court twice a month.
7. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters

of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. 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 pcimics@cibolotx.gov and ychapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

Ms. Kearns spoke in favor of ordinance 10C and 10D. She felt it was especially good for the small businesses in the Old Town area.

8. Public Hearing

A. Conduct a public hearing regarding a variance to UDC Sec. 18.16.B.2.A to reduce the minimum required distance between driveways from 150' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.

Mayor Allen opened the public hearing at 6:44 p.m. Ms. Beisea the Engineer for the Knowlton's spoke that this was the best place for the driveway. It also helps to maintain the character of the home and creates more room for an ADA ramp. Mayor Allen closed the public hearing at 6:46 p.m.

9. 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 City Council Meeting held on March 26, 2024.

B. Approval of the minutes of the Joint City Council/EDC Land Swap Meeting held on March 28, 2024.

C. Approval of the minutes of the Joint City Council/EDC Strategic Plan Meeting held on April 2, 2024.

D. Approval of the December 2023 Check Register pending final acceptance of the City's financial audit for the 2023/2024 fiscal year.

E. Approval of the December 2023 Revenue and Expense Report pending final acceptance of the City's financial audit for the 2023/2024 fiscal year.

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

10. Ordinances

A. Approval/Disapproval of an ordinance of the City of Cibolo for a Conditional Use Permit (CUP) request to allow Accessory Residential Units, Residential District use for certain real property located at 165 Elaine Schlather Parkway, legally described as ABS: 194 SUR: JAMES JONES TRACT #6, 5.01 AC.

This item was not discussed until after the executive session. Councilwoman Cunningham made the motion to approve an ordinance of the City of Cibolo for a Conditional Use

Permit (CUP) request to allow Accessory Residential Units, Residential District use for certain real property located at 165 Elaine Schlather Parkway, legally described as ABS: 194 SUR: JAMES JONES TRACT #6, 5.01 AC. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.

- B. Approval/Disapproval of an Ordinance of the City of Cibolo on a variance request to the Code of Ordinances Sec. 58-5 to allow a wall sign that does not face a right-of-way at 778 Cibolo Valley Drive, Suite 111.

Councilman Benson made the motion to deny an Ordinance of the City of Cibolo on a variance request to the Code of Ordinances Sec. 58-5 to allow a wall sign that does not face a right-of-way at 778 Cibolo Valley Drive, Suite 111 as it does not conform to the City Ordinance. The motion was seconded by Councilman Mahoney. For: Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Sanchez-Stephens, and Councilman Hicks; Against: Councilwoman Cunningham and Councilman Hetzel. The motion carried 5 to 2.

- C. Approval/Disapproval of an Ordinance of the City of Cibolo on a Unified Development Code (UDC) amendment to Article 18, to eliminate the sidewalk requirements in the Old Town District.

Councilman Benson made the motion to approve an Ordinance of the City of Cibolo on a Unified Development Code (UDC) amendment to Article 18, to eliminate the sidewalk requirements in the Old Town District. The motion was seconded by Sanchez-Stephens. For: Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens. And Councilman Hetzel. Against: Councilman Hicks. The motion carried 6 to 1.

- D. Approval/Disapproval of an Ordinance of the City of Cibolo on a repeal of Ordinance No. 1417 granting a variance for 504 Pfeil Road to eliminate the requirement for sidewalks per Sec. 18.17.A of the UDC with conditions.

Councilman Hicks made the motion to approve an Ordinance of the City of Cibolo on a repeal of Ordinance No. 1417 granting a variance for 504 Pfeil Road to eliminate the requirement for sidewalks per Sec. 18.17.A of the UDC with conditions. The motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 7 to 0.

- E. Approval/Disapproval of an Ordinance of the City of Cibolo for the annexation and permanent assignment of a Public Facilities (PF) zoning district designation of 3.490 acres located between Bolton Road and IH-10 West of certain real property, legally described as LOT: 11 BLK: ADDN: COUNTRYSIDE ACRES 3.4900 AC.

Councilman Hicks made the motion to approve an Ordinance of the City of Cibolo for the annexation and permanent assignment of a Public Facilities (PF) zoning district designation of 3.490 acres located between Bolton Road and IH-10 West of certain real property, legally described as LOT: 11 BLK: ADDN: COUNTRYSIDE ACRES 3.4900 AC. The motion was seconded by Councilman Hetzel. For: All; Against: None. The motion carried 7 to 0.

11. Resolutions

- A. Approval/Disapproval of a Resolution of the City of Cibolo awarding the City's Bank Depository Services Contract and authorizing the City Manager or designee to execute all agreements necessary to implement the contract.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo awarding the City's Bank Depository Services Contract and authorizing the City Manager or designee to execute all agreements necessary to implement the contract. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

- B. Approval/Disapproval of a Resolution of the City of Cibolo appointing Timothy Fousse to the Canyon Regional Water Authority as Cibolo's representative to the Board of Trustees of Canyon Regional Water Authority for a term of two years.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo appointing Timothy Fousse to the Canyon Regional Water Authority as Cibolo's representative to the Board of Trustees of Canyon Regional Water Authority for a term of two years. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

- C. Approval/Disapproval of a Resolution of the City of Cibolo appointing Jacob Parsons to the Canyon Regional Water Authority as the Cibolo's representative to the Board of Managers of Canyon Regional Water Authority for a term of one year.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo appointing Jacob Parsons to the Canyon Regional Water Authority as the Cibolo's representative to the Board of Managers of Canyon Regional Water Authority for a term of one year. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

12. Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney and 551.087 Economic Development to deliberate and seek legal advice regarding the following:

- A. Meritage Homes of Texas LLC v. City of Cibolo
B. GVSUD v. City of Cibolo – Settlement Agreements

The council convened into executive session at 7:25 p.m. To discuss and seek legal advice on the above items and item 10A.

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 open session at 8:20 p.m. No action taken.

The Council went back to item 10A to take action.

14. Discussion/Action

- A. Discussion/Action on a contract of the Cibolo Economic Development Corporation with Colliers Engineering and Design for \$29,600 to conduct a market assessment/fiscal impact model of 590 W FM 78.

Councilman Benson made the motion to approve Task 1 Market Analysis with the fee of \$6,750 with Colliers Engineering and Design. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action and authorizing the City Manager to execute a contract with Intermountain Slurry Seal, Inc., Salt Lake City, Utah, for the base bid in the amount of Three Hundred Forty-Five Thousand, Three Hundred Fifteen Dollars and Zero Cents (\$345,315.00).

Councilwoman Cunningham made the motion to approve authorizing the City Manager to execute a contract with Intermountain Slurry Seal, Inc., Salt Lake City, Utah, for the base bid in the amount of Three Hundred Forty-Five Thousand, Three Hundred Fifteen Dollars and Zero Cents (\$345,315.00). The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion/Action on adopting the City Council Policy Directive No: 2024-2 Council Appointments to include which option council will use to make appointments. (Ms. Cimics)

- a. Option 1: Applicants will be required to be present for the initial interview. Re-Appointments will not have to be present unless at the council's request. This meeting will take place at a Special Council Meeting at 5:45 p.m. prior to the regular meeting scheduled for 6:30 p.m.
- b. Option 2: The City Council will form a Council Sub-Committee made up of no more than three Councilmembers. The Sub-Committee will review the applications and interview the applicants. Once the interviews are completed the Sub-Committee will give the full Council their recommendations. The Council will vote to appoint an individual from the recommendation at a regularly scheduled Council Meeting. The individual would not need to be present at this Council Meeting.
- c. Option 3: The City Secretary will send all applications to the City Council. The Council will inform the City Secretary if the applicant is approved for the committee they applied for. If more than one individual has submitted an application for the same position the Council will indicate which application is their first choice and which would be the second choice. After receiving all the applications back from the Council, the City Secretary will inform the Council of the vote. The appointments will be placed on the next scheduled meeting under the consent agenda. Applicants would not need to be present.

This item was pulled from the agenda.

- D. Discussion/Presentation regarding plan elements of the 2024 Cibolo Tomorrow Comprehensive Plan and IH-10 Corridor Plan.

Mr. Spencer from the Planning Department gave a presentation on the progress being made by the Master Plan Advisory Committee regarding the Comprehensive Master Plan, including key elements that are incorporated into the IH-10 Corridor Plan. The presentation covered six key elements. The six elements are: vision statement, the plan guiding principles, PlaceTypes, Future Land Use Map (FLUM), Master Thorough Plan, and implementation and action items.

- E. Discussion on School Resource Officers (SRO's) assigned to the SCUCISD Schools in Cibolo.

The Council directed the City Manager to bring the SRO's back to the Cibolo Police Department and to contact the SCUCISD Superintendent of the City Councils decision.

- F. Discussion/Presentation regarding use of our new agenda management system, AgendaLink via the City website.

Mr. Beekman gave a presentation on how to use the new agenda management system. The presentation was an overview of functionality of the system from a citizen's perspective.

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

Councilman Hicks helped with setup at the Air Show and attended Commissioners Court. Councilwoman Sanchez-Stephens attending several ribbon cuttings. Councilman Roberts help with tear down at the Air Show.

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

Mayor informed the council if they have anything for the agenda to please send them to the City Secretary no later than 8:30 a.m. on 15 March 2024.

- I. 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.

Calendars were placed in the packet for Council to review,

15. Staff Update

A. Administration

- a. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ), and Capital Improvement Program.
- b. Request for Proposals (RFP)/Request for Qualifications (RFQ) – No Update.
- c. Capital Improvement Program (CIP) Projects: Haeckerville Rd and Town Creek Drainage Phase II, Dean Rd, Bolton Rd, and Lower Seguin Rd, and Design for Green Valley Rd, (2 sections), Silver Wing, Firebird Lane, Town Creek, and Tolle Rd.
- d. Highlights of Wiederstein Elementary School Career Day.

Due to the time Mr. Reed sent an update to Council by email.

B. Police Department – In packet

16. Adjournment – Councilman Hicks made the motion to adjourn the meeting at 10:16 p.m. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 23RD DAY OF APRIL 2023

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City of Cibolo

City Council Regular Meeting Staff Report

Approval of the minutes of the Regular City Council Meeting held on April 23, 2024.

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 11B
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[042324 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
April 23, 2024
6:30 p.m. to 11:30 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Allen at 6:30 P.M.
2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks.
3. Invocation – Invocation was given by Councilman Hicks.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. 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 pcimics@cibolotx.gov and ychapman@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. Ms. DeLano spoke on the Miss Cibolo Pageant. Mr. Edwards spoke on SROs in the schools. He stated he was disappointed in the council wanting to remove SROs. He wants the council to work with the school district. Mr. Garza introduced himself as a St Form Agent and he was a member of the Chamber Leadership Program. Ms. Titterington from the Chamber stated that Cibolo had done 8 ribbons so far this year. There are two more scheduled one for May 2nd and the other for May 9th. Ms. Titterington also wanted to thank Mr. Hanson for helping one of the businesses. The City Secretary's office read a couple emails sent in for Citizen to be Heard. Ms. Jefferson wrote in about the SROs in

the school. She talked about Columbine and Uvalde being just two of the many school shootings in America. Ms. Jefferson wanted the council to consider what a dangerous risk it would be to remove our SROs from the schools. Ms. Smith wrote in about the SROs in schools. She stated that some members of council seem to not support the Police Department. Ms. Smith stated that if the Police Officers were paid like other communities maybe Cibolo could fill their spots and have more than 3 people out on patrol. Mr. Heikal wanted to know about chickens, sheds, grants, and basketball goals. The council directed staff to respond to Mr. Heikal. Mr. Hatfield express his concern about removing School Resource Officers (SROs) from the SCUC ISD school campuses in Cibolo.

6. Public Hearing

- A. Conduct a public hearing regarding a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS.

Mayor Allen opened the public hearing at 6:57 p.m. NO one wish to speak on this item and Mayor Allen closed the public hearing at 6:57 p.m.

- B. Conduct a public Hearing regarding a proposed amendment to an ordinance concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.

Mayor Allen opened the public hearing at 7:02 p.m. Ms. Haecker spoke on this item. She stated that there has been a problem with this company since they started operation. Ms. Haecker states that their trash is not properly contained on their property and flies over the property line fence into their field. The trash causes the tractors on are property to stop and clear away large sheet of plastic, Styrofoam, wood, or metal that could cause serious damage to the equipment. No one else wish to speak on this item and Mayor Allen closed the public hearing at 7:05 p.m.

- C. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES.

Mayor Allen opened the public hearing at 7:07 p.m. Mr. Burnett spoke on this item. He stated that there is a sewer line for this property on his property. Mr. Burnett said he had informed the city about this over two years ago. Mayor Allen closed the public hearing at 7:09 p.m.

7. Consent Agenda – Consent Items (General Items)

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

- A. Approval to authorize the City Manager to execute the purchase order to Brabandt Equipment for a Bandit Industries Intimidator XP 15 Brush Tree Chipper for the Drainage Department in the amount of sixty-seven thousand, six hundred eighty-one dollars and eleven cents (\$67,681.11).
- B. Approval of the Preliminary Plat of Lance Crossing.

Councilman Benson made the motion to approve the consent agenda. The motion was seconded by Councilman Hetzel. For: All; Against: None. The motion carried 7 to 0.

8. Ordinances

- A. Approval/Disapproval of an ordinance regulating the activities of commercial trucks in the City of Cibolo amending Chapter 74, Traffic and Vehicles.

Councilwoman Sanchez-Stephens made the motion to approve the ordinance regulating the activities of commercial trucks in the City of Cibolo amending Chapter 74, Traffic and Vehicles. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

9. Resolutions

- A. Approval/Disapproval of a resolution authorizing the use of public resources in support of the 4th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off.

Councilman Hetzel made the motion to approve the resolution authorizing the use of public resources in support of the 4th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

10. Staff Update

A. Administration

- a. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ), and Capital Improvement Program.
- b. Capital Improvement Program (CIP) Projects: Haeckerville Rd and Town Creek Drainage Phase II, Dean Rd, Bolton Rd, and Lower Seguin Rd, and Design for Green Valley Rd (2 sections), Silver Wing, Firebird Lane, Town Creek, and Tolle Rd.
- c. Business Appreciation Lunch – If you have not RSVP for this event email Kelsee.
- d. Special Event at Town Creek Pond – Chief Troncoso working with HEB on a fishing event for June.

B. Fire Department

C. Animal Services

11. Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney to deliberate and seek legal advice regarding the following:

- A. GVSUD v. City of Cibolo – Comprehensive Settlement Agreements

City Council did not go into Executive Session

12. Open Session

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

No action – No Executive Session.

13. Discussion/Action

- A. Discussion/Action on a Comprehensive Settlement Agreement and the Component Agreements contained therein between the Green Valley Special Utility District (GVSUD) and City of Cibolo concerning the transfer of Certificate of Convenience and Necessity (CCN) Area between GVSUD and City of Cibolo and Authorizing the City Manager to execute the Comprehensive Settlement Agreement.

Councilman Benson made the motion to approve a Comprehensive Settlement Agreement and the Component Agreements contained therein between the Green Valley Special Utility District (GVSUD) and City of Cibolo concerning the transfer of Certificate of Convenience and Necessity (CCN) Area between GVSUD and City of Cibolo and Authorizing the City Manager to execute the Comprehensive Settlement Agreement. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action authorizing the City manager to execute a contract with HUB International Texas to provide Insurance Benefit Brokerage Services for the City of Cibolo employees.

Councilman Benson made the motion to authorizing the City manager to execute a contract with HUB International Texas to provide Insurance Benefit Brokerage Services for the City of Cibolo employees. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion / Presentation regarding the proposed Public Safety Facility located between Bolton Rd and Interstate 10.

Eikon presented a design for a new Public Safety facility on property owned by the City of Cibolo. This new facility would provide five (5) minutes or less response time to a large number of properties in the City south of FM 78. The facility would be able to accommodate twelve firefighters, an EMS unit, and up to six (6) police officers. This facility would also allow for Cibolo first responders to station in a city facility for routine responses to calls for service along Interstate 10 as well as during inclement weather, without having to pull so many resources from the northern portions of Cibolo.

- D. Discussion / Action on the Strategic Partnership Grant applications.

Council was directed to send there choices for the grant application to Mr. Huggins. The item will be placed back on the agenda for grant approval.

- E. Discussion/Action on the Final Plat of Cibolo Creek Center.

Councilman Hicks made the motion to approve the Final Plat of Cibolo Creek Center. The motion was seconded by Councilman Roberts. For: Councilmembers Hicks, Sanchez-Stephens, Cunningham, Roberts, and Benson; Against: Councilman Hetzel. Motion carried 6 to 1.

- F. Discussion/Action on the Petition from Barbara Nehr and Joy Striegl related to the Property legally described as ABS: 141 SUR: F GARCIA 38.5854 AC. TR pursuant to Legislative Authority as authorized by Texas Local Government Code Section 42.023.

The petition was withdrawn by the property owners.

- G. Discussion/Action authorizing funding for a two-year agreement with Flock Safety to install eleven Flock Safety Falcon Automated License Plate Recognition technology at various locations within the City of Cibolo in the amount of sixty-six thousand dollars (\$66,000.00).

Councilman Hicks made the motion to authorize the funding for a two-year agreement with Flock Safety to install eleven Flock Safety Falcon Automated License Plate Recognition technology at various locations within the City of Cibolo in the amount of sixty-six thousand dollars (\$66,000.00). The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 7 to 0.

- H. Discussion/Action on strengthening compliance with Backflow Testing Prevention Program.
This item was briefed by Mr. Parsons. The council will forward ideals to staff. The staff will bring this item back at a future meeting.
- I. Discussion/Action regarding the approval of the Neighborhood Traffic Management Program (NTMP) Manual 1st version.
Councilwoman Cunningham made the motion
- J. Discussion/Presentation on Cibolo Office Wayfinding Signs. (Ms. Hall)
- K. Presentation/Discussion/Action regarding the recap of the Strategic Management Workshop held on March 16, 2024, including the action items identified during the workshop and the products produced after. (Mr. Reed/Mr. Morris)
- L. Discussion/Presentation on Insurance Services Organization (ISO) Rating. (Chief Troncoso)
- M. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- N. Discussion on items the City Council would like to see on future agendas. (Council)
- O. 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

The motion was made by Councilman Roberts to adjourn the meeting at 9:41p.m. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 14TH DAY OF MAY 2024.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City of Cibolo

City Council Regular Meeting Staff Report

Approval of the January 2024 Check Register pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 11C
From	
Jessica Donoho, Accounting Manager	

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 20240131.pdf](#)



Raw Check Register -January 2024

Check Date: 01/01/2024-01/31/2024

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
01/05/2024	68535	AETNA SIGN GROUP, LTD	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	replacement map inserts - EDD	975.00	
01/05/2024	68536	ALTEx ELECTRONICS, LTD	GENERAL FUND	INFORMATION TECHNOLOGY	fiber optic patch cable, hook - IS	170.21	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	eraser caps, self inking stamp- PD	14.31	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless receiver, Smart Tv, cables - IS	919.50	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Headphones - PD	49.00	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless keyboard - IS	52.28	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	plastic sleeves - PD	80.86	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	desk calendars - PD	88.50	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	calendar, decanter, water filter - Fire	25.62	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	cartridges combo pack - PD	49.92	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless intercoms - IS	53.99	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	construction glue - IS	23.92	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	calendar, decanter, water filter - Fire	61.08	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	yoga ball chair - PD	112.80	
01/05/2024	68537	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	heavy duty trash bags - Animal Control	71.86	
01/05/2024	68538	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Internet & Voice Bundle - PD	1,588.56	
01/05/2024	68539	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	plugs, dual head tire chuck - Fire	9.98	
01/05/2024	68540	BOOT BARN INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	employee boot purchases - Utilities	0.00	
01/05/2024	68540	BOOT BARN INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	employee boot purchases - Utilities	508.49	
01/05/2024	68540	BOOT BARN INC	GENERAL FUND	PARKS	employee boot purchases - Utilities	0.00	
01/05/2024	68541	CHAPMAN REFRIGERATION, INC	GENERAL FUND	POLICE DEPARTMENT	Refrigerator repairs - PD	685.50	
01/05/2024	68542	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svc for FS2	116.52	
01/05/2024	68542	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svc for FS1	180.69	
01/05/2024	68542	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svc for PD	216.11	
01/05/2024	68543	CITY OF SEGUIN	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	August 2023 Regional Job Fair - EDD	847.42	
01/05/2024	68544	DAHILL OFFICE TECHNOLOGY CORP	GENERAL FUND	INFORMATION TECHNOLOGY	Contract overage charge 09/01 - 11/30	78.33	
01/05/2024	68545	DAVIDSON TROILO REAM & GARZA	GENERAL FUND	CITY SECRETARY	Legal Svcs for Public Works	135.00	
01/05/2024	68545	DAVIDSON TROILO REAM & GARZA	GENERAL FUND	CITY SECRETARY	Legal Svcs for Finance	1,370.50	
01/05/2024	68546	DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Monthly Lease 12/05/23 - 01/04/24	4,494.67	
01/05/2024	68547	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Services	1,150.00	
01/05/2024	68548	EMILIO JURADO	GENERAL FUND	FIRE DEPARTMENT	Certification Renewal Fee - Fire	64.00	
01/05/2024	68549	GALLS, LLC	GENERAL FUND	ANIMAL SERVICES	gear rig in a box - Animal Control	146.26	
01/05/2024	68550	GLOBAL HR RESEARCH	GENERAL FUND	HUMAN RESOURCES	August Screenings - HR	170.33	
01/05/2024	68550	GLOBAL HR RESEARCH	GENERAL FUND	HUMAN RESOURCES	October Screenings - HR	232.38	
01/05/2024	68550	GLOBAL HR RESEARCH	GENERAL FUND	HUMAN RESOURCES	December Screenings - HR	80.05	
01/05/2024	68550	GLOBAL HR RESEARCH	GENERAL FUND	HUMAN RESOURCES	November Screenings - HR	38.31	
01/05/2024	68550	GLOBAL HR RESEARCH	GENERAL FUND	HUMAN RESOURCES	September Screenings - HR	165.58	
01/05/2024	68551	GREGORY CROUCH	GENERAL FUND	HUMAN RESOURCES	250 business cards - HR/ Debra Hogan	58.00	
01/05/2024	68551	GREGORY CROUCH	GENERAL FUND	FINANCE DEPARTMENT	2,000 window envelopes - Finance	289.00	
01/05/2024	68552	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	patches - PD	231.00	
01/05/2024	68553	GUADALUPE CNTY TAX ASSESSOR-CO	GENERAL FUND	ECONOMIC DEVELOPMENT	Vehicle Regist. Renewal VIN5579	7.50	
01/05/2024	68554	HPS, LLC	WATER & SEWER FUND	WATER OPERATIONS	repairs to the Allegro Base antenna - Water	2,994.00	
01/05/2024	68555	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	4 billboards for January	400.00	

01/05/2024	68556	JEANNE L NOBRIGA	GENERAL FUND	ANIMAL SERVICES	Fingerprints for ACO new hire	10.21
01/05/2024	68557	JOHN A. RIOS	GENERAL FUND	POLICE DEPARTMENT	polygraph police applicant - J.Medrano	200.00
01/05/2024	68558	JPC CONSTRUCTION INC.	GRANT FUND	NON-DEPARTMENTAL	1,000ft HDPE pipe - IS	1,987.50
01/05/2024	68559	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	vehicle maintenance unit 20-11/PD	65.00
01/05/2024	68560	KRONOS SAASHR, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	UKG ready November rental fee - IS	132.64
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Radio Svc for November - PW	115.60
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	PUBLIC WORKS STREETS	Radio Svc for November - PW	183.60
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Radio Svc for November - PW	125.60
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Radio Svc for November - PW	210.60
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	PARKS	Radio Svc for November - PW	81.60
01/05/2024	68561	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	FIRE DEPARTMENT	RadioSvc for November - Fire	731.00
01/05/2024	68562	MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	457b and ROTH contributions -last of Dec.	184.62
01/05/2024	68562	MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	457b and ROTH contributions -last of Dec.	1,517.70
01/05/2024	68563	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Annual preventive maintenance - FS2	1,165.94
01/05/2024	68564	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - PD	39.99
01/05/2024	68564	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - PD	39.00
01/05/2024	68564	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - PD	115.98
01/05/2024	68565	NATIONAL BENEFIT SERVICES LLC	GENERAL FUND	NO DEPARTMENT	FSA Employee Contribution for December	5,004.76
01/05/2024	68566	NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	ROTH & 457b Contributions	301.55
01/05/2024	68566	NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	ROTH & 457b Contributions	1,228.08
01/05/2024	68567	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	POLICE DEPARTMENT	hp toner - PD	148.13
01/05/2024	68568	O'REILLY AUTO PARTS	GENERAL FUND	POLICE DEPARTMENT	mini bulb - PD	6.60
01/05/2024	68569	PMAM CORPORATION	GENERAL FUND	POLICE DEPARTMENT	Renewal - 12/01/23 - 11/30/24	516.19
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mops, towels, mat svcs - PW	19.05
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	100.95
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	98.76
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	197.13
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	153.83
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mops, towels, mat svcs - PW	19.05
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mops, towels, mat svcs - PW	19.04
01/05/2024	68570	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mops, towels, mat svcs - PW	19.05
01/05/2024	68571	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Adobe Acrobat - JGomez121323	61.00
01/05/2024	68572	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	regular shredding svcs - CSO/PD	230.07
01/05/2024	68572	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	regular shredding svcs - CSO/PD	230.07
01/05/2024	68573	SIDDONS MARTIN EMERGENCY GROUP	GENERAL FUND	FIRE DEPARTMENT	Svc call for electrical issue - Fire	861.25
01/05/2024	68574	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	ordinance amending article 20 UDC	103.67
01/05/2024	68575	TEXAS COMMISSION ON FIRE PROTE	GENERAL FUND	FIRE DEPARTMENT	1 renewal - David Beck/Fire	120.00
01/05/2024	68576	TEXDOOR LTD	GENERAL FUND	FIRE DEPARTMENT	door repairs - FS3	639.00
01/05/2024	68577	TYCO FIRE & SECURITY (US)	GENERAL FUND	NON-DEPARTMENTAL	Labor and Materials for reader interface repairs	792.75
01/05/2024	68578	WEBSTER BANK, NA	GENERAL FUND	NO DEPARTMENT	December HSA Employee Deductions	712.50
01/05/2024	68579	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION TECHNOLOGY	Contract Billing for December Period	118.53
01/05/2024	68580	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	November Employee membership fees	902.50
01/05/2024	68580	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	HUMAN RESOURCES	November Employee membership fees	129.50
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	2,800.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	2,382.43
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	350.00
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Peggy Cimics	304.96
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	79.90

01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	100.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	66.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	106.20
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Peggy Cimics	527.35
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Wayne Reed	87.67
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	92.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	150.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	350.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	19.96
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	34.60
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	7.96
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Valerie Chapman	28.79
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Valerie Chapman	12.61
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	20.68
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	500.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	2,535.00
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Peggy Cimics	507.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	35.56
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	34.96
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Valerie Chapman	29.99
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	30.31
01/05/2024	68581	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	56.00
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Peggy Cimics	1,145.00
01/05/2024	68581	CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc Charges for Peggy Cimics	250.00
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Valerie Chapman	25.00
01/05/2024	68581	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank cc Charges for Valerie Chapman	43.18
01/05/2024	68581	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	60.65
01/05/2024	68582	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	431.52
01/05/2024	68582	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	95.25
01/05/2024	68582	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	80.00
01/05/2024	68582	CITI CARDS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Citibank cc Charges for Timothy Fousse	272.62
01/05/2024	68582	CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	36.81
01/05/2024	68582	CITI CARDS	GENERAL FUND	HUMAN RESOURCES	Citibank cc Charges for Bruce Knott	690.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	105.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc Charges for Peggy Cimics	250.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	258.25
01/05/2024	68582	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	125.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	PUBLIC WORKS STREETS	Citibank cc Charges for Timothy Fousse	272.63
01/05/2024	68582	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	125.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank cc Charges for Timothy Fousse	84.25
01/05/2024	68582	CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank cc Charges for Timothy Fousse	116.39
01/05/2024	68582	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	862.58
01/05/2024	68582	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	60.00
01/05/2024	68582	CITI CARDS	GENERAL FUND	PARKS	Citibank cc Charges for Timothy Fousse	272.63
01/05/2024	68582	CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank cc Charges for Timothy Fousse	104.44
01/05/2024	68582	CITI CARDS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Citibank cc Charges for Timothy Fousse	272.63
01/05/2024	68582	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	152.85
01/05/2024	68582	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	40.99

01/05/2024	68582 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	55.42
01/05/2024	68582 CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	75.09
01/05/2024	68582 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	30.00
01/05/2024	68582 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Peggy Cimics	596.00
01/05/2024	68582 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	29.96
01/05/2024	68582 CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	66.00
01/05/2024	68582 CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Peggy Cimics	360.00
01/05/2024	68583 FUELMAN	GENERAL FUND	ECONOMIC DEVELOPMENT	Fuel Svcs for November - City of Cibolo	34.82
01/05/2024	68583 FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for November - City of Cibolo	164.23
01/05/2024	68583 FUELMAN	GENERAL FUND	NON-DEPARTMENTAL	Fuel Svcs for November - City of Cibolo	98.30
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	54.77
01/05/2024	68583 FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for November - City of Cibolo	3,347.04
01/05/2024	68583 FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for November - City of Cibolo	2,344.75
01/05/2024	68583 FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for November - City of Cibolo	2,375.49
01/05/2024	68583 FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for November - City of Cibolo	65.33
01/05/2024	68583 FUELMAN	GENERAL FUND	P&E - ADMINISTRATION	Fuel Svcs for November - City of Cibolo	220.24
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	321.06
01/05/2024	68583 FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for November - City of Cibolo	379.71
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	498.83
01/05/2024	68583 FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for November - City of Cibolo	3,054.27
01/05/2024	68583 FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for November - City of Cibolo	189.45
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	200.09
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	449.91
01/05/2024	68583 FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for November - City of Cibolo	1,064.53
01/05/2024	68583 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for November - City of Cibolo	4,512.53
01/09/2024	68584 CITY OF SAN MARCOS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	2024 TX Regional Stormwater Conference 3 tickets	375.00
01/09/2024	68585 K-W CONSTRUCTION, INC	23 CERTIFICATES OF OBLIGATION	NON-DEPARTMENTAL	Cibolo City Hall and HVAC Renovation for November	248,835.81
01/09/2024	68585 K-W CONSTRUCTION, INC	23 CERTIFICATES OF OBLIGATION	NON-DEPARTMENTAL	Cibolo City Hall and HVAC Renovation for November	0.00
01/09/2024	68586 PEGGY CIMICS	GENERAL FUND	CITY SECRETARY	Election Law Conference - Denton,TX	501.40
01/09/2024	68587 VALERIE A CHAPMAN	GENERAL FUND	CITY SECRETARY	Election Law Conference - Denton,TX	501.40
01/12/2024	68588 AJ'S TIRE SHOP, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	flat repair on Sweeper - Drainage/482	46.00
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	office supplies - All PW	29.33
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	office supplies - All PW	125.83
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	CITY MANAGER	Office Supplies - CMO	30.07
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	wall cork board tiles, desk calendars - PW	30.28
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	office supplies - All PW	53.98
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	";Leading in Tough Times"; - HR	53.32
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wall cork board tiles, desk calendars - PW	30.30
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	folgers coffee 51oz - Fire	54.44
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	office supplies - All PW	53.98
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	wall cork board tiles, desk calendars - PW	30.29
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	wall cork board tiles, desk calendars - PW	30.28
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	phone case - Fire	32.90
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	wall cork board tiles, desk calendars - PW	30.28
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	office supplies - All PW	54.23
01/12/2024	68589 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	CITY MANAGER	blueprint storage rack - CMO	64.99
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	COUNCIL	wireless svcs for December	44.33
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	CITY MANAGER	wireless svcs for December	267.36

01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	CITY SECRETARY	wireless svcs for December	86.18
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	PARKS	wireless svcs for December	71.85
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	wireless svcs for December	1,476.26
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	wireless svcs for December	234.84
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	PARKS	wireless svcs for December	88.66
01/12/2024	68590 AT&T MOBILITY,LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	wireless svcs for December	127.99
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	wireless svcs for December	41.85
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	wireless svcs for December	271.10
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless svcs for December	130.55
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	ANIMAL SERVICES	wireless svcs for December	332.57
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	FINANCE DEPARTMENT	wireless svcs for December	30.00
01/12/2024	68590 AT&T MOBILITY,LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wireless svcs for December	442.20
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS STREETS	wireless svcs for December	363.68
01/12/2024	68590 AT&T MOBILITY,LLC	GENERAL FUND	FIRE DEPARTMENT	wireless svcs for December	349.84
01/12/2024	68591 BB INSPECTION SERVICES, LLC	GENERAL FUND	P&E - DEVELOPMENT SERVICES - ENGINEERING	November Inspections for Permit Fees	174,965.38
01/12/2024	68592 BFI WASTE SERVICES OF TEXAS LP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle for December	268,600.00
01/12/2024	68593 BRANDON WILSON	GENERAL FUND	FIRE DEPARTMENT	Certification Renewal Fee	87.17
01/12/2024	68594 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	1,016.57
01/12/2024	68594 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	149.86
01/12/2024	68594 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	189.39
01/12/2024	68594 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	118.59
01/12/2024	68594 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	148.68
01/12/2024	68595 CCMA	GENERAL FUND	NO DEPARTMENT	CCMA Fees for December	30,600.00
01/12/2024	68596 CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0000128_000 UB Refund	97.75
01/12/2024	68597 CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0001205_000 UB Refund	13.58
01/12/2024	68598 CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0002418_000 UB Refund	81.48
01/12/2024	68599 CHITWOOD, BRANDON	WATER & SEWER FUND	NO DEPARTMENT	009_0002417_001 UB Refund	5.73
01/12/2024	68600 CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for December	269,678.71
01/12/2024	68601 CIBOLO PROF FIREFIGHTERS ASSOC	GENERAL FUND	NO DEPARTMENT	November Firefighter Membership Dues	1,120.00
01/12/2024	68602 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical animal svcs - ACO	65.00
01/12/2024	68602 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical animal svcs - ACO	65.00
01/12/2024	68603 CINTAS FIRST AID & SAFETY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	first aid supplies - PW	51.53
01/12/2024	68603 CINTAS FIRST AID & SAFETY	GENERAL FUND	PARKS	first aid supplies - PW	51.52
01/12/2024	68603 CINTAS FIRST AID & SAFETY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	first aid supplies - PW	51.53
01/12/2024	68603 CINTAS FIRST AID & SAFETY	GENERAL FUND	PUBLIC WORKS STREETS	first aid supplies - PW	51.53
01/12/2024	68604 CIVICPLUS, LLC	GENERAL FUND	CITY SECRETARY	Municode Online Code Hosting Fees	1,150.00
01/12/2024	68605 COLORADO MATERIALS, LTD	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Buffalo Crossing pavement repairs	1,907.87
01/12/2024	68605 COLORADO MATERIALS, LTD	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Buffalo Crossing pavement repairs	72.68
01/12/2024	68606 COOPER EQUIPMENT COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	asphalt sco showroom - Streets	99.24
01/12/2024	68607 DAVIDSON TROILO REAM & GARZA	GENERAL FUND	CITY SECRETARY	Legal Svcs for Planning/Engineering	17,179.31
01/12/2024	68608 DEALERS ELECTRICAL SUPPLY CO	GENERAL FUND	PUBLIC WORKS STREETS	contact block - main street lights	90.61
01/12/2024	68609 DENTON,NAVARRO,ROCHA,BERNAL,H	WATER & SEWER FUND	UTILITIES ADMINISTRATION	GVSUD v Cibolo: Case#1:16-CV-00627-SS	9,045.00
01/12/2024	68610 ENCORE INDUSTRIAL PRODUCTS LLC	GENERAL FUND	PARKS	high impact grease - PW	166.37
01/12/2024	68610 ENCORE INDUSTRIAL PRODUCTS LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	high impact grease - PW	166.37
01/12/2024	68610 ENCORE INDUSTRIAL PRODUCTS LLC	GENERAL FUND	PARKS	driver's gloves - Parks	835.20
01/12/2024	68610 ENCORE INDUSTRIAL PRODUCTS LLC	GENERAL FUND	PUBLIC WORKS STREETS	high impact grease - PW	166.38
01/12/2024	68610 ENCORE INDUSTRIAL PRODUCTS LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	high impact grease - PW	166.38
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	NON-DEPARTMENTAL	Monthly Lease Charges forJanuary'24	466.58

01/12/2024	68611 ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Monthly Lease Charges forJanuary'24	3,677.69
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	Monthly Lease Charges forJanuary'24	21,914.52
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	PARKS	Monthly Lease Charges forJanuary'24	2,626.68
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	Monthly Lease Charges forJanuary'24	1,615.86
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	Monthly Lease Charges forJanuary'24	3,826.18
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	P&E - ADMINISTRATION	Monthly Lease Charges forJanuary'24	2,322.95
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Monthly Lease Charges forJanuary'24	642.74
01/12/2024	68611 ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	Monthly Lease Charges forJanuary'24	3,265.31
01/12/2024	68611 ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Monthly Lease Charges forJanuary'24	1,519.92
01/12/2024	68612 FARRWEST SPECIALTY VEHICLES,LL	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	Vehicle installation labor - PD	0.00
01/12/2024	68612 FARRWEST SPECIALTY VEHICLES,LL	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	Vehicle installation labor - PD	4,560.00
01/12/2024	68613 FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	5gal laundry detergent - Fire	380.00
01/12/2024	68614 FIBERTEL LLC	WATER & SEWER FUND	NO DEPARTMENT	011_0078204_000 UB Refund	616.75
01/12/2024	68615 GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	firefighter PPE Care and Maintenance	1,690.00
01/12/2024	68616 GULF COAST PAPER CO, INC	GENERAL FUND	PARKS	pink hand soap, coffee creamer - Parks/Senior Progam	122.56
01/12/2024	68617 HAJOCA CORPORATION	GENERAL FUND	NON-DEPARTMENTAL	sloan flush valve - City Hall	463.74
01/12/2024	68618 HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	jackets - Utilities	395.09
01/12/2024	68618 HD SUPPLY, INC	WATER & SEWER FUND	WASTEWATER OPERATIONS	rust oleum inverted paint - Water	330.40
01/12/2024	68619 HELPING HAND HARDWARE	GENERAL FUND	PARKS	1/2 poly insert coupling - Parks	5.53
01/12/2024	68619 HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	eye bolt - Drainage	63.90
01/12/2024	68619 HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	stihl ms 271 - Fire	449.00
01/12/2024	68620 HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Installment 1 of 4 - Professional Legal Svcs	117,162.50
01/12/2024	68621 INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnect & Data Processing - UB	1,879.35
01/12/2024	68621 INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnect & Data Processing - UB	495.82
01/12/2024	68622 JKB LEGACY HOLDINGS, LLC	WATER & SEWER FUND	NO DEPARTMENT	031_0001337_000 UB Refund	45.11
01/12/2024	68623 JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	fuel tank cap - Streets	11.33
01/12/2024	68623 JORDAN FORD LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hood latch - Utilities	76.15
01/12/2024	68624 JORDAN, CORTNI	WATER & SEWER FUND	NO DEPARTMENT	003_0001760_002 UB Refund	11.20
01/12/2024	68625 KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	031_0001326_001 UB Refund	97.59
01/12/2024	68626 LIBERTY MANAGEMENT, INC.	WATER & SEWER FUND	NO DEPARTMENT	014_0001233_002 UB Refund	43.80
01/12/2024	68627 LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	INFORMATION TECHNOLOGY	Radio Svcs for November - IT	10.00
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Engine oil and filter - Patrol/20-08	89.86
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil and Filter change - Patrol/21-04	127.70
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil and filter change - Patrol/20-10	162.06
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Engine Oil and filter change - Patrol/19-03	700.27
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil change - Patrol/20-05	88.31
01/12/2024	68628 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil Change - Patrol/20-11	160.51
01/12/2024	68629 MK INSPECTIONS	GENERAL FUND	P&E - ADMINISTRATION	Health Inspections for December	850.00
01/12/2024	68629 MK INSPECTIONS	GENERAL FUND	P&E - ADMINISTRATION	Health Inspections for November	750.00
01/12/2024	68630 MORGAN, HEATHER	WATER & SEWER FUND	NO DEPARTMENT	009_0001143_003 UB Refund	20.65
01/12/2024	68631 MUNICIPAL EMERGENCY SERVICES	GENERAL FUND	FIRE DEPARTMENT	waist belt, shoulder strap, batteries - Fire	660.47
01/12/2024	68632 MYBA, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Collection Fees due to MYBA - UB	172.78
01/12/2024	68633 MYGOV, LLC.	GENERAL FUND	INFORMATION TECHNOLOGY	CE, LR, PI monthly subscription for December	1,440.00
01/12/2024	68634 NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	kochek wrenches - Fire	269.71
01/12/2024	68635 NICHOLAS P GUEL	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	CDL DOD Testing reimbursment	95.00
01/12/2024	68636 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	Laptop stands - Finance	74.64
01/12/2024	68636 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	chairmat - Finance	70.80
01/12/2024	68636 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	MUNICIPAL COURT	Office Supplies - Court	52.19

01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	6 inch paper plates - City Hall	19.05	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	dry erase markers - Finance	20.02	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	copy paper, tape w/dispenser - CH/Finance	21.99	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper, tape w/dispenser - CH/Finance	44.99	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	cork board frame - Finance	27.19	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	wall calendar - Finance	39.99	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	mousepad - UB	12.14	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	deskpap, keyboard - UB	41.72	
01/12/2024	68636	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper, breakroom supplies - City Hall	432.85	
01/12/2024	68637	OMNIBASE SERVICES OF TEXAS LP	GENERAL FUND	NO DEPARTMENT	4th qtr activity report (Oct,Nov,Dec) - Court	64.09	
01/12/2024	68638	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	air plug, coupler - Drainage	11.59	
01/12/2024	68638	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	LED Light credit exchange - Drainage	-1.60	
01/12/2024	68638	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	fuel cap - Streets	8.45	
01/12/2024	68638	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	tire foam - Streets	7.49	
01/12/2024	68638	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	universal horn - Streets	19.99	
01/12/2024	68638	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	wiring kit - Streets	11.19	
01/12/2024	68638	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	motor oil and filter - Utilities	57.91	
01/12/2024	68638	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	lug nut - Drainage	5.05	
01/12/2024	68639	PETROSYS SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Everbridge Mass Notification Svcs - IS	12,689.69	
01/12/2024	68640	POWERDMS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	PowerFTO Subscription Sept '23 - Sept '24	3,191.79	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	101.09	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall and PD mats	65.74	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	19.05	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	148.63	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	98.76	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	195.20	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	19.05	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	19.05	
01/12/2024	68641	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	19.04	
01/12/2024	68642	QUICKVIEW TECHNOLOGIES, INC	GENERAL FUND	P&E - ADMINISTRATION	QuickVTR Svc Level 50- TxDMV - Planning	54.90	
01/12/2024	68643	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT		30.00	
01/12/2024	68644	RIVERON CORP	PARK LAND FEES	PARKS	Consulting Svcs on Warbler Woods	4,900.00	
01/12/2024	68645	RUBIO, RACHEL	WATER & SEWER FUND	NO DEPARTMENT	009_0004332_003 UB Refund	20.95	
01/12/2024	68646	SCHERTZ EMS	GENERAL FUND	NO DEPARTMENT	Per Capita for Jan - Mar 2024	159,412.46	
01/12/2024	68647	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure monthly charges for November	486.73	
01/12/2024	68648	SIDDONS MARTIN EMERGENCY GROUP	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Storz Rigid aluminum front crank prv - Fire	5,872.66	
01/12/2024	68649	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	replaced bad sounder base - FS3	470.00	
01/12/2024	68649	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	replaced bad notification device - FS2	385.00	
01/12/2024	68650	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Subscription Renewal for 2024	120.00	
01/12/2024	68651	TEXAS COMMISSION ON	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Stormwater permit annual fee - Drainage	100.00	
01/12/2024	68652	TEXAS FIRST RENTALS LLC	GENERAL FUND	PUBLIC WORKS STREETS	towable boom lift - Main Street Lights	357.13	
01/12/2024	68653	THE CHAMBER	GENERAL FUND	ECONOMIC DEVELOPMENT	luncheon seats - Qaiyyim & Ellis	22.00	
01/12/2024	68653	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	luncheon seats - Qaiyyim & Ellis	22.00	
01/12/2024	68654	TSCHOEPE, DEBBIE	WATER & SEWER FUND	NO DEPARTMENT	011_0005035_008 UB Refund	46.58	
01/12/2024	68655	TUCKER CO. REALTORS	WATER & SEWER FUND	NO DEPARTMENT	009_0006112_009 UB Refund	35.96	
01/12/2024	68656	TYCO FIRE & SECURITY (US)	GENERAL FUND	INFORMATION TECHNOLOGY	Video Security Camera System - PW	9,323.52	
01/12/2024	68657	UNITED RENTALS	SPECIAL EVENTS	PARKS	standard portable rr - City Market/Parks	325.00	
01/12/2024	68658	VALDEZ, MATTHEW	WATER & SEWER FUND	NO DEPARTMENT	006_0003980_014 UB Refund	45.01	

01/12/2024	68659 VILLAGE LOCKSMITH, INC.	GENERAL FUND	NON-DEPARTMENTAL	Keys for City Hall/Finance	72.00	
01/12/2024	68660 WORKERS ASSISTANCE PROGRAM INC	GENERAL FUND	HUMAN RESOURCES	Annual EAP Svc 10/1/23 - 9/30/24	4,500.00	
01/12/2024	68663 GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for November	169.01	
01/12/2024	68663 GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for November	85.98	
01/12/2024	68663 GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for November	400.18	
01/12/2024	68663 GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for November	33.80	
01/12/2024	68664 HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medial Coverage for December	2,959.08	
01/12/2024	68664 HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medial Coverage for December	122,886.23	
01/19/2024	68668 ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Comprehensive Svcs Bundle	5,354.00	YES
01/19/2024	68669 ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Workforce Manager, Comprehensive Svcs	19,993.20	YES
01/19/2024	68670 ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Comprehensive Svcs, Workforce Manager	6,819.15	
01/19/2024	68671 ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Comprehensive Svcs, Workforce Manager	6,737.90	
01/19/2024	68672 ALAMO CHAPTER TMCA	GENERAL FUND	CITY SECRETARY	Annual membership dues - Valerie Chapman	50.00	
01/19/2024	68672 ALAMO CHAPTER TMCA	GENERAL FUND	CITY SECRETARY	Annual membership dues - Peggy Cimics	50.00	
01/19/2024	68673 AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Phone Svcs Acct#512A07-61766420	711.02	
01/19/2024	68674 CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svcs FS1	174.82	
01/19/2024	68674 CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svcs - FS2	244.48	
01/19/2024	68674 CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svcs for FS3	530.54	
01/19/2024	68674 CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	Gas Svcs Acct#8649867-2	98.93	
01/19/2024	68675 CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svc for PD	216.11	
01/19/2024	68675 CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svcs for FS1	180.69	
01/19/2024	68675 CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	TV Svc for FS2	116.52	
01/19/2024	68676 CHESMAR HOMES	WASTEWATER IMPACT FEES	NO DEPARTMENT	329 Glenwood Ranch -Impact Fees Refund	1,770.00	
01/19/2024	68677 CIBOLO GRANGE #1541	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Project Reimbursement - BIG Grant	15,000.00	
01/19/2024	68678 CIVICPLUS, LLC	GENERAL FUND	CITY SECRETARY	Municode Archival OrdBank Renewal - CSO	288.75	
01/19/2024	68679 CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	CITY MANAGER	Name Badge w/Logo - Wayne Reed	36.00	
01/19/2024	68680 DAHILL OFFICE TECHNOLOGY CORP	GENERAL FUND	INFORMATION TECHNOLOGY	Contract rate charge for January '24	55.00	
01/19/2024	68681 DIGITAL RESOURCES, INC	PEG FUNDS	NO DEPARTMENT	Council Chamber AV Production System	277,754.00	
01/19/2024	68681 DIGITAL RESOURCES, INC	PEG FUNDS	NO DEPARTMENT	DRI Professional Labor	56,197.00	
01/19/2024	68681 DIGITAL RESOURCES, INC	PEG FUNDS	NO DEPARTMENT	GCX-Continuum Console	15,513.00	
01/19/2024	68682 ECONICS INNOVATIONS INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Acct. Suspension Fee Oct.'23 to Sep'24	990.00	
01/19/2024	68683 FARRWEST SPECIALTY VEHICLES,LL	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	Emergency equipment labor - PD	9,432.88	
01/19/2024	68684 GARCIA, PEDRO	WATER & SEWER FUND	NO DEPARTMENT	006_0003530_002 UB Refund	170.00	
01/19/2024	68685 GOODYEAR AUTO SERVICE CENTER	GENERAL FUND	POLICE DEPARTMENT	New Tires VIN2756 - PD	389.00	
01/19/2024	68686 GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Orion flares - Vanderhoof/PD	845.30	
01/19/2024	68687 LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	December 2023 Contract Fees	135.00	
01/19/2024	68688 LINEBARGER GOGGAN BLAIR	GENERAL FUND	NO DEPARTMENT	November 2023 collection fees and fines	452.41	
01/19/2024	68689 LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Repairs - PD	2,442.59	
01/19/2024	68689 LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	FIRE DEPARTMENT	Emergency Radio Repairs - Fire	1,366.82	
01/19/2024	68690 MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol/unit 19-03	105.38	
01/19/2024	68691 MCCOY'S BUILDING SUPPLY	GENERAL FUND	POLICE DEPARTMENT	sealant - PD	109.90	
01/19/2024	68692 MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	475b and ROTH contributions	184.62	
01/19/2024	68692 MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	475b and ROTH contributions	1,617.70	
01/19/2024	68693 MUNICIPAL EMERGENCY SERVICES	24 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	SCBA Equipment for Fire Truck	46,897.10	
01/19/2024	68694 MYGOV, LLC.	GENERAL FUND	INFORMATION TECHNOLOGY	CE, LR, PI monthly subscription for January	1,440.00	
01/19/2024	68695 NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	Employee Retirement contributions for January'24	1,228.08	
01/19/2024	68695 NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	Employee Retirement contributions for January'24	326.55	
01/19/2024	68696 NEW BRAUNFELS WELDERS SUPPLY	GENERAL FUND	FIRE DEPARTMENT	MED OXY rental - Fire	117.00	

01/19/2024	68697 PRE-PAID LEGAL SERVICES, INC.	GENERAL FUND	NO DEPARTMENT	Employee Legal Svcs Group #16579	287.00
01/19/2024	68697 PRE-PAID LEGAL SERVICES, INC.	GENERAL FUND	NO DEPARTMENT	Employee Legal Svcs Group #16579	287.00
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall and PD mats	65.74
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	148.63
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	197.26
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	19.04
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	98.76
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	19.05
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	101.09
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	19.05
01/19/2024	68698 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	19.05
01/19/2024	68699 SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	Monitoring of Fire Alarms Renewal	360.00
01/19/2024	68700 TEXAS EXCAVATION SAFETY SYSTEM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	message fees for December 2023/CIBOLO01	211.85
01/19/2024	68701 THE FIELDS WEDDING & EVENT VEN	GENERAL FUND	FIRE DEPARTMENT	Venue Rental August 3rd. - Fire	258.25
01/19/2024	68702 TURNING STONE ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	99.00
01/19/2024	68703 YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	December Employee membership fees	917.00
01/19/2024	68703 YMCA OF GREATER SAN ANTONIO	GENERAL FUND	HUMAN RESOURCES	December Employee membership fees	171.00
01/26/2024	68704 A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete - Streets	269.70
01/26/2024	68704 A TO Z RENTALS	GENERAL FUND	PARKS	grinder, stump for Schlather Park and CH	205.00
01/26/2024	68704 A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete - Streets	245.70
01/26/2024	68704 A TO Z RENTALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	grinder stump for trees and Haecherville Rd.	205.00
01/26/2024	68705 ADVANCED RESCUE SYSTEMS	GENERAL FUND	FIRE DEPARTMENT	Rescue equipment for fire truck	685.00
01/26/2024	68705 ADVANCED RESCUE SYSTEMS	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Rescue equipment for fire truck	33,810.00
01/26/2024	68706 AFLAC	GENERAL FUND	NO DEPARTMENT	January '24 employee insurance premiums	871.60
01/26/2024	68707 ALAN HYDRAULICS & MACHINERY CO	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	3,000 PSI - Utilities	82.68
01/26/2024	68708 ALORA WACHHOLZ	GENERAL FUND	ECONOMIC DEVELOPMENT	ICSC Expo in Dallas Jan.31 - Feb.2	144.00
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	spiral notebook - PD	15.99
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	cellophane bags, labels - HR	26.49
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	AnitFreeze - Fire	29.69
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	fit floor mats, safety flashing lights - PD	174.08
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Big and Tall office chair - PD	158.77
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	wall switch plate cover - IS	15.98
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	storage container, desk calendar - Fire	130.69
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	end table with usb ports - IS	39.99
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	foam cups, photo frames - PD	74.29
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	paper clips, AAA batteries - PD	33.30
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	cordless 9" power cutter kit - Fire	1,232.54
01/26/2024	68709 AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	dry erase whiteboard - HR	45.08
01/26/2024	68710 ARMANDO AGUERO	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Village Locksmith purchase refund for Utilities	45.00
01/26/2024	68711 AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	all season rain x - PD	6.49
01/26/2024	68711 AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	all season rain x - PD	6.49
01/26/2024	68711 AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	all season rain x - PD	6.49
01/26/2024	68712 BB INSPECTION SERVICES, LLC	GENERAL FUND	P&E - DEVELOPMENT SERVICES - ENGINEERING	December Building Inspections	81,297.95
01/26/2024	68713 BIG MOE AUTOMOTIVE REBUILDERS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	new OEM yanmar starter - Utilities	518.00
01/26/2024	68714 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D hotmix PG 64-22 / Streets	189.39
01/26/2024	68714 BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D hotmix PG 64-22 / Streets	119.77
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo water svcs	1,280.75
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs	8,040.26

01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo water svcs	2,076.67
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	13,844.32
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs	18,233.58
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	3,845.85
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	13,563.34
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo water svcs	4,594.43
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	9,765.65
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	2,549.70
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	11,773.19
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	19,686.71
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	8,227.47
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	5,108.60
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	15,516.95
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo water svcs	10,419.19
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	10,284.78
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs	3,634.17
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	8,390.89
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs	2,241.31
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	16,098.61
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	40,211.05
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	3,077.72
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	10,046.70
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	5,045.81
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	31,646.84
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs	26,105.93
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch Crystal Clear water svcs	6,022.14
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	47,300.50
01/26/2024	68715 CANYON REGIONAL WATER AUTHORIT	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs	577.52
01/26/2024	68716 CENTRAL HYDRAULICS, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	roll tube assy - Streets/Drainage	467.90
01/26/2024	68716 CENTRAL HYDRAULICS, INC	GENERAL FUND	PUBLIC WORKS STREETS	roll tube assy - Streets/Drainage	467.90
01/26/2024	68717 CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	tire check - PD/unit 20-08	10.00
01/26/2024	68717 CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair on Unit 20-10 / PD	30.00
01/26/2024	68717 CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair - PD/Unit 21-06	30.00
01/26/2024	68717 CESAR AMAYA	GENERAL FUND	PARKS	TPMS part - Parks/Unit 303	260.00
01/26/2024	68717 CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair - PD/unit 20-09	20.00
01/26/2024	68718 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal medical svcs - ACO	512.00
01/26/2024	68718 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal medical svcs - ACO	125.00
01/26/2024	68718 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal medical svcs - ACO	16.25
01/26/2024	68718 CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal medical svcs - ACO	30.00
01/26/2024	68719 CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	first aid supplies for City Hall	157.53
01/26/2024	68719 CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	first aid supplies - City Annex	190.43
01/26/2024	68720 CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Water Svc for Cibolo Subdivision for January	1,334.21
01/26/2024	68721 CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Background Investigation new hire Amber P. Hackney	440.45
01/26/2024	68722 COOPER EQUIPMENT COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	magnesium, orange chal - Streets	177.31
01/26/2024	68723 COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	LoopLink Property Tool - EDD	197.50
01/26/2024	68723 COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	LoopLink Property Tool - EDD	197.50
01/26/2024	68724 COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	CoStar License for Database - EDD	229.94
01/26/2024	68724 COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar License for Database - EDD	229.93

01/26/2024	68725 COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	CoStar License for Database - EDD	222.75
01/26/2024	68725 COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar License for Database - EDD	222.75
01/26/2024	68726 CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,041.22
01/26/2024	68726 CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,018.08
01/26/2024	68727 DAVID VOGT	GENERAL FUND	FIRE DEPARTMENT	Reimbursement of EMS renewal fees	64.00
01/26/2024	68728 DE LUCA, CHARLOTTE	WATER & SEWER FUND	NO DEPARTMENT	014_0000329_003 UB Refund	85.81
01/26/2024	68729 DEALERS ELECTRICAL SUPPLY CO	GENERAL FUND	FIRE DEPARTMENT	120v contactor - FS2	925.00
01/26/2024	68730 DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY	monthly lease 01/05/24 - 02/04/24	5,169.56
01/26/2024	68731 DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	019_0000812_000 UB Refund	34.89
01/26/2024	68732 DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0015530_000 UB Refund	32.57
01/26/2024	68733 DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0016831_000 UB Refund	20.43
01/26/2024	68734 EIKON CONSULTING GROUP , LLC.	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Svcs thru Dec.31 - Cibolo FS4	42,324.46
01/26/2024	68734 EIKON CONSULTING GROUP , LLC.	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Svcs thru Oct.31 - Cibolo FS4	13,900.00
01/26/2024	68734 EIKON CONSULTING GROUP , LLC.	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Svcs thru Nov.30 - Cibolo FS4	24,876.64
01/26/2024	68735 ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Purchased total loss of leased vehicle	17,403.20
01/26/2024	68736 EQUIPMENTSHARE, MS #12	WATER & SEWER FUND	NO DEPARTMENT	001_0097991_000 UB Refund	616.75
01/26/2024	68737 EWING	GENERAL FUND	PARKS	tubing cutter - Parks	21.70
01/26/2024	68737 EWING	GENERAL FUND	PARKS	diaph assy - Parks	28.02
01/26/2024	68738 FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	XR1 boot laces - Fire	20.00
01/26/2024	68738 FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	XR1 pro size 10.5W boots - Fire	351.90
01/26/2024	68739 FEDERAL EXPRESS CORP	GENERAL FUND	CITY SECRETARY	FedEx Express SVCS - CSO/Fire	9.03
01/26/2024	68739 FEDERAL EXPRESS CORP	GENERAL FUND	FIRE DEPARTMENT	FedEx Express SVCS - CSO/Fire	8.43
01/26/2024	68740 FEDERAL EXPRESS CORP	GENERAL FUND	CITY SECRETARY	FedEx Express Svcs - CSO	10.39
01/26/2024	68741 FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	Enmotion hard rl - Fire	76.60
01/26/2024	68742 FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS, MONTHLY MAINT. FEE - UB	160.28
01/26/2024	68743 FREESE AND NICHOLS	WATER & SEWER FUND	WATER OPERATIONS	Water System Evaluation rendered thru 12/31/23	2,921.38
01/26/2024	68744 FROHN, NOAH	WATER & SEWER FUND	NO DEPARTMENT	014_0000204_006 UB Refund	80.60
01/26/2024	68745 GABRIEL GUEL	GENERAL FUND	POLICE DEPARTMENT	TCOLE refund	50.00
01/26/2024	68746 GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	firefighter PPE care and maintenance	1,334.76
01/26/2024	68746 GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	firefighter PPE care and maintenance	182.56
01/26/2024	68747 GOVERNMENT TREASURERS'	WATER & SEWER FUND	UTILITIES ADMINISTRATION	GTOT Cash Handling - Karen Santa Cruz	75.00
01/26/2024	68747 GOVERNMENT TREASURERS'	WATER & SEWER FUND	UTILITIES ADMINISTRATION	GTOT Cash Handling - Deborah Beal	75.00
01/26/2024	68748 GREGORY CROUCH	GENERAL FUND	FINANCE DEPARTMENT	1,500 window envelopes - Finance	221.00
01/26/2024	68748 GREGORY CROUCH	GENERAL FUND	P&E - ADMINISTRATION	Multiple business cards - Planning	475.20
01/26/2024	68748 GREGORY CROUCH	GENERAL FUND	MUNICIPAL COURT	1,500 court window envelopes - Court	221.00
01/26/2024	68749 GUADALUPE CNTY TAX ASSESSOR-CO	GENERAL FUND	POLICE DEPARTMENT	Vehicle Registration Renewal VIN1115	7.50
01/26/2024	68749 GUADALUPE CNTY TAX ASSESSOR-CO	GENERAL FUND	FIRE DEPARTMENT	Vehicle Registration Renewal VIN9429	7.50
01/26/2024	68750 GULF COAST PAPER CO, INC	GENERAL FUND	PARKS	coffee - Senior Program/Parks	81.82
01/26/2024	68751 HELPING HAND HARDWARE	GENERAL FUND	PARKS	credit on 1/2 poly insert coupling - Parks	-8.53
01/26/2024	68751 HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	STIHL cut off saw - Fire	1,574.00
01/26/2024	68751 HELPING HAND HARDWARE	GENERAL FUND	PARKS	1/2 poly insert coupling - Parks	8.53
01/26/2024	68751 HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	4x2 wye dwv - Water	19.99
01/26/2024	68751 HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	woodcutter, HP oil - Drainage	67.96
01/26/2024	68751 HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	STIHL chain - Streets	71.98
01/26/2024	68752 HSSCO, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	air brake hose - Drainage	15.22
01/26/2024	68753 INTERSTATE BILLING SERVICE,INC	GENERAL FUND	FIRE DEPARTMENT	element crankcase ventilation - Fire	175.00
01/26/2024	68754 IRON MOUNTAIN MGMT INC.	GENERAL FUND	CITY SECRETARY	Onsite Shred Event - CSO	2,500.00
01/26/2024	68755 ISABELLA ELLIS	GENERAL FUND	ECONOMIC DEVELOPMENT	ICSC Red River Expo - Jan.31-Feb.2	144.00

01/26/2024	68756 JOEL HICKS	GENERAL FUND	COUNCIL	Refund parking fees - TML Conference	35.00	
01/26/2024	68757 K CLARK PROP MGMT LTD	WATER & SEWER FUND	NO DEPARTMENT	009_0003140_006 UB Refund	83.21	
01/26/2024	68758 K-W CONSTRUCTION, INC	23 CERTIFICATES OF OBLIGATION	NON-DEPARTMENTAL	Cibolo City Hall and HVAC Renovation for December	0.00	
01/26/2024	68758 K-W CONSTRUCTION, INC	23 CERTIFICATES OF OBLIGATION	NON-DEPARTMENTAL	Cibolo City Hall and HVAC Renovation for December	113,623.91	
01/26/2024	68759 KING, MARY M	WATER & SEWER FUND	NO DEPARTMENT	019_0003305_001 UB Refund	57.36	
01/26/2024	68760 LINEBARGER GOGGAN BLAIR	GENERAL FUND	NO DEPARTMENT	December 2023 collection fees and fines	389.63	
01/26/2024	68761 LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	FIRE DEPARTMENT	Radio Svcs for December - Fire	731.00	
01/26/2024	68761 LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	INFORMATION TECHNOLOGY	Radio Svcs for December - IT	10.00	
01/26/2024	68762 MAGNUM TRAILERS PARTS & EQUIP	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	14x83 Low Pro Dump Trailer - Drainage	18,697.00	
01/26/2024	68763 MARK ALLEN	GENERAL FUND	COUNCIL	ICSC Convention in Dallas 01/31 - 02/02	515.54	
01/26/2024	68764 MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	8D duplex nails, remesh mat - Streets	209.62	
01/26/2024	68764 MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	service charge - Streets	5.62	
01/26/2024	68765 MCIVER, DAN	WATER & SEWER FUND	NO DEPARTMENT	031_0001332_000 UB Refund	68.62	
01/26/2024	68766 MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	ROTH and 457(b) accounts from 01/26/24 payroll	1,517.70	
01/26/2024	68766 MISSIONSQUARE PLAN SERVICES	GENERAL FUND	NO DEPARTMENT	ROTH and 457(b) accounts from 01/26/24 payroll	184.62	
01/26/2024	68767 NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	Kockek Adapter - Fire	151.06	
01/26/2024	68767 NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	Kockek adapters - Fire	381.42	
01/26/2024	68768 NATIONAL FIRE PROTECTION ASSOC	GENERAL FUND	FIRE DEPARTMENT	Membership Renewal ID:1171760 - Lee Perry	175.00	
01/26/2024	68769 NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	ROTH and 457b contributions from 01/26/2024	326.55	
01/26/2024	68769 NATIONWIDE RETIREMENT SOLUTION	GENERAL FUND	NO DEPARTMENT	ROTH and 457b contributions from 01/26/2024	1,228.08	
01/26/2024	68770 NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	December Employee Occ Medical Visits -	260.00	
01/26/2024	68770 NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	December Employee Occ Medical Visits -	40.00	
01/26/2024	68771 NSTS, LLC	GENERAL FUND	PUBLIC WORKS STREETS	Custom Signs "No Thru Trucks" - Streets	1,620.00	
01/26/2024	68771 NSTS, LLC	GENERAL FUND	PUBLIC WORKS STREETS	36x9 street sign HIP green	78.50	
01/26/2024	68772 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	HUMAN RESOURCES	bookcase - HR	187.98	
01/26/2024	68772 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	breakroom supplies, staples - CH/Finance	39.71	
01/26/2024	68772 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	breakroom supplies, staples - CH/Finance	24.90	
01/26/2024	68772 ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	foam cups - City Hall	67.99	
01/26/2024	68773 OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wiper blades - Utilities	20.90	
01/26/2024	68773 OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	lift support - Utilities	28.84	
01/26/2024	68773 OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	broom - Streets	21.66	
01/26/2024	68773 OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	battery with core exchange - Utilities	146.63	
01/26/2024	68773 OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mini bulb - Drainage	8.73	
01/26/2024	68773 OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	battery and core exchange - Utilities	203.09	
01/26/2024	68773 OREILLY AUTO PARTS	GENERAL FUND	INFORMATION TECHNOLOGY	battery with core exchange - GIS 502E	203.09	
01/26/2024	68773 OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	mini bulb - Fire	6.55	
01/26/2024	68773 OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	comprs. oil - Streets	24.99	
01/26/2024	68773 OREILLY AUTO PARTS	GENERAL FUND	PARKS	garden hose - Parks	87.97	
01/26/2024	68773 OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	oil filter, motor oil - Parks	46.69	
01/26/2024	68774 PROFESSIONAL TURF PRODUCTS	GENERAL FUND	PARKS	blades - Parks	269.49	
01/26/2024	68774 PROFESSIONAL TURF PRODUCTS	GENERAL FUND	PARKS	pulley-flat, belt-v - Parks	251.37	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	131.63	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	21.31	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall and PD mats	73.65	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	21.31	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	173.98	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	108.67	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	21.31	

01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	138.72	
01/26/2024	68775 PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	21.31	
01/26/2024	68776 REUS, LUTHER	WATER & SEWER FUND	NO DEPARTMENT	001_0000320_032 UB Refund	48.40	
01/26/2024	68777 RIVER BIRCH WAY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	6V flooded golf battery - PW	176.85	YES
01/26/2024	68777 RIVER BIRCH WAY, LLC	GENERAL FUND	PARKS	6V flooded golf battery - PW	176.85	YES
01/26/2024	68777 RIVER BIRCH WAY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	6V flooded golf battery - PW	176.85	YES
01/26/2024	68777 RIVER BIRCH WAY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	6V flooded golf battery - PW	176.85	YES
01/26/2024	68778 S A SOUTHWEST TRAILERS, LTD	GENERAL FUND	PARKS	8.5 ramp door hinge - Parks	21.99	
01/26/2024	68778 S A SOUTHWEST TRAILERS, LTD	GENERAL FUND	PARKS	8.5 ramp door hinge - Parks	21.99	
01/26/2024	68779 SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	Embroidery Cibolo Police - J. Zhang	17.00	
01/26/2024	68780 SCHERTZ EMS	GENERAL FUND	FIRE DEPARTMENT	RC-4 cable, LP15 Pulse Ox - Fire	824.85	
01/26/2024	68781 SIDMONS MARTIN EMERGENCY GROUP	24 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	FY24 100' Ladder Truck and Pumper - Fire	2,709,083.00	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PARKS	3.5 ton svc jack - PW	68.50	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	FIRE DEPARTMENT	fuel line connector credit - Fire	-13.29	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	3.5 ton svc jack - PW	68.50	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fuse - Utilities	7.59	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	dielectric tuneup - Streets	28.68	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	3yr wnty battery - Drainage	241.68	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	FIRE DEPARTMENT	18mo wty battery - Fire E10	958.65	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	3.5 ton svc jack - PW	68.50	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	amg250 fuse - Utilities	7.59	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	3.5 ton svc jack - PW	68.50	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	FIRE DEPARTMENT	breather - Fire	30.98	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	battery and core credit - Drainage	-233.19	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PARKS	engine valve timing - 2016 Ford/Parks	37.04	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PARKS	water pump, belt - Parks	177.05	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	PARKS	vvt solenoid - Parks	-37.04	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	FIRE DEPARTMENT	Core Deposit credits - Fire E10	-927.60	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	alarm - Utilities	91.18	
01/26/2024	68782 SOUTH TEXAS AUTO PARTS COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fuse - Utilities	7.11	
01/26/2024	68783 SOUTHERN TIRE MART, LLC	GENERAL FUND	PUBLIC WORKS STREETS	trlmaster pro tires - Streets	134.35	
01/26/2024	68783 SOUTHERN TIRE MART, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gladiator qr25-ts tires - Drainage	132.27	
01/26/2024	68784 TACOT INC	GENERAL FUND	PUBLIC WORKS STREETS	Polymer modified masterseal ultra - Streets	202.50	
01/26/2024	68784 TACOT INC	GENERAL FUND	PUBLIC WORKS STREETS	Aluminum Squeegee 36" - Streets	130.99	
01/26/2024	68784 TACOT INC	GENERAL FUND	PUBLIC WORKS STREETS	aluminum squeegee 36" - Streets	130.99	
01/26/2024	68785 TEMPLAR RESOURCES LLC	GENERAL FUND	PUBLIC WORKS STREETS	dump fee - Streets	240.00	
01/26/2024	68786 THOMPSON, VICTORIA	WATER & SEWER FUND	NO DEPARTMENT	022_0003307_000 UB Refund	75.37	
01/26/2024	68787 VICKREY & ASSOCIATES, INC.	2011 GO BDS-TOWN CREEK REG DET	NO DEPARTMENT	Town Creek Construction Inspection Svc	2,120.00	
01/26/2024	68788 WHITE, JEREMY	WATER & SEWER FUND	NO DEPARTMENT	009_0005516_003 UB Refund	72.75	
01/26/2024	68789 YOLANDA AVILA	GENERAL FUND	MUNICIPAL COURT	Court Conference in Moody Gardens 01/29 - 01/31	429.18	
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	372.89	
01/26/2024	68793 FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for December - City of Cibolo	232.50	
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	57.38	
01/26/2024	68793 FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for December - City of Cibolo	138.36	
01/26/2024	68793 FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for December - City of Cibolo	1,389.29	
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	4,490.02	
01/26/2024	68793 FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for December - City of Cibolo	212.40	
01/26/2024	68793 FUELMAN	GENERAL FUND	NON-DEPARTMENTAL	Fuel Svcs for December - City of Cibolo	25.05	

01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	235.75
01/26/2024	68793 FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for December - City of Cibolo	1,692.19
01/26/2024	68793 FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for December - City of Cibolo	3,123.73
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	146.32
01/26/2024	68793 FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for December - City of Cibolo	120.14
01/26/2024	68793 FUELMAN	GENERAL FUND	INFORMATION TECHNOLOGY	Fuel Svcs for December - City of Cibolo	34.29
01/26/2024	68793 FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for December - City of Cibolo	2,204.59
01/26/2024	68793 FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for December - City of Cibolo	850.07
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	19.08
01/26/2024	68793 FUELMAN	GENERAL FUND	P&E - ADMINISTRATION	Fuel Svcs for December - City of Cibolo	294.61
01/26/2024	68793 FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for December - City of Cibolo	77.86
01/26/2024	68793 FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - City of Cibolo	199.19
01/17/2024	68794 COMPTROLLER OF PUBLIC ACCTS	WATER & SEWER FUND	NO DEPARTMENT	Sales and Use Tax	15,109.35
01/26/2024	68795 CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	DECEMBER PCARD STATEMENT 1/3/2024	143.51
01/26/2024	68795 CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	DECEMBER PCARD STATEMENT 1/3/2024	107.81
01/26/2024	68795 CITIBANK	GENERAL FUND	NO DEPARTMENT	DECEMBER PCARD STATEMENT 1/3/2024	13,490.85
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	1,152.94
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	1,475.48
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	POLICE DEPARTMENT	water svcs for December	402.08
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	200.40
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS STREETS	water svcs for December	1,641.03
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	220.43
01/15/2024	68898 CITY OF CIBOLO WATER BILL	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	water svcs for December	101.37
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	1,574.28
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	ANIMAL SERVICES	water svcs for December	301.87
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	NON-DEPARTMENTAL	water svcs for December	2,999.71
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	11,531.04
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	701.47
01/15/2024	68898 CITY OF CIBOLO WATER BILL	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	water svcs for December	1,574.28
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	FIRE DEPARTMENT	water svcs for December	4,176.84
01/15/2024	68898 CITY OF CIBOLO WATER BILL	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	water svcs for December	1,574.28
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	485.71
01/15/2024	68898 CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	water svcs for December	19.75
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	49.99
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	113.05
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	3.79
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	10.82
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	31.33
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	-21.83
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	2.24
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	29.19
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	476.41
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	NON-DEPARTMENTAL	Invoices for November 2023	26.58
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	NON-DEPARTMENTAL	Invoices for November 2023	319.96
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	159.73
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	265.05
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	25.35
01/19/2024	68901 LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	19.69

01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	10.82
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	ANIMAL SERVICES	Invoices for November 2023	24.24
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	10.82
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	10.82
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	2.24
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	221.31
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	2.24
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	SPECIAL EVENTS	PARKS	Invoices for November 2023	246.96
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	2.25
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	NON-DEPARTMENTAL	Invoices for November 2023	105.50
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	214.62
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	52.23
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	316.32
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	-310.65
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	19.69
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	189.21
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	19.69
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	8.90
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Invoices for November 2023	10.42
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoices for November 2023	39.86
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	111.96
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	17.68
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	41.22
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	WATER OPERATIONS	Invoices for November 2023	238.37
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Invoices for November 2023	310.65
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	SPECIAL EVENTS	PARKS	Invoices for November 2023	429.48
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	419.86
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	SPECIAL EVENTS	PARKS	Invoices for November 2023	166.58
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoices for November 2023	51.65
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	WATER & SEWER FUND	WATER OPERATIONS	Invoices for November 2023	253.49
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	99.64
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	Invoices for November 2023	19.69
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	ANIMAL SERVICES	Invoices for November 2023	56.82
01/19/2024	68901	LOWE'S COMMERCIAL SERVICES	GENERAL FUND	PARKS	Invoices for November 2023	138.95
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	FIRE DEPARTMENT	December Purchases & Charges	317.64
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	December Purchases & Charges	30.56
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	POLICE DEPARTMENT	December Purchases & Charges	1,374.50
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	December Purchases & Charges	173.62
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	ANIMAL SERVICES	December Purchases & Charges	85.98
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	December Purchases & Charges	195.98
01/19/2024	69014	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	December Purchases & Charges	114.71
01/18/2024	69078	ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Comprehensive Svcs Bundle	5,354.00
01/18/2024	69079	ADP	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Workforce Manager, Comprehensive Svcs	19,993.20
01/30/2024	69080	BANK OF AMERICA	WATER & SEWER FUND	NON-DEPARTMENTAL	CITY OF CIBOLO USD 3M FEB06 UTILITY SVCS	202,108.25
01/30/2024	69081	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Combo Tax & Limited Pledge Rev. Cert. Series 2023	560,000.00
01/30/2024	69081	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds Series 2016	200.00
01/30/2024	69081	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Combo Tax & Limited Pledge Rev. Cert. Series 2023	176.49
01/30/2024	69081	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Combo Tax & Limited Pledge Rev. Cert. Series 2023	192,005.83

01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds Series 2016	33,137.50
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds, Series 2014	29,237.50
01/30/2024	69081 BOK, NA	WATER & SEWER FUND	NON-DEPARTMENTAL	TX GENERAL OBLIG REFUND BONDS SERIES 2015	175,000.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds, Series 2014	140,000.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds, Series 2014	200.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	General Obligation Bonds Series 2016	160,000.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	TX GENERAL OBLIG REFUND BONDS SERIES 2015	680,000.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	TX GENERAL OBLIG REFUND BONDS SERIES 2015	93,600.00
01/30/2024	69081 BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	TX GENERAL OBLIG REFUND BONDS SERIES 2015	200.00
01/30/2024	69081 BOK, NA	WATER & SEWER FUND	NON-DEPARTMENTAL	TX GENERAL OBLIG REFUND BONDS SERIES 2015	14,262.50
01/30/2024	69082 FIRST NATIONAL BANK TEXAS	DEBT SERVICE FUND	NO DEPARTMENT	Ref: 81891	15,078.00
01/30/2024	69083 TRUIST BANK	DEBT SERVICE FUND	NO DEPARTMENT	Sports Field and Event Center Const. CO 2017	125,000.00
01/30/2024	69083 TRUIST BANK	DEBT SERVICE FUND	NO DEPARTMENT	Sports Field and Event Center Const. CO 2017	25,602.50
01/30/2024	69084 UMB BANK N.A.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	TX GO RFDG BDS, SRS 2021	114,175.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO RFDG BDS, SRS 2021	141,225.00
01/30/2024	69084 UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	TX COMBO TAX & LMTD PLEDGE REV CERTS OF OBLGTN	50,000.00
01/30/2024	69084 UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	TX COMBO TAX & LMTD PLEDGE REV CERTS OF OBLGTN	22,500.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO BDS SRS 2019	385,000.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	REFUNDING BONDS SRS 2019	420,000.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO BDS SRS 2018 GUADALUPE CO	145,000.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO RFDG BDS, SRS 2021	1,245,000.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX COMBO TAX & LMTD PLEDGE REV CERTS OF OBLGTN	85,300.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	COMB TAX AND REV CO SRS 2020	530,000.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO BDS SRS 2019	168,425.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	REFUNDING BONDS SRS 2019	62,675.00
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO BDS SRS 2018 GUADALUPE CO	39,418.75
01/30/2024	69084 UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	TX UTILITY SYSTEM REV RFDG BDS, SRS 2021	40,659.38
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	TX GO RFDG BDS, SRS 2021	(114,175.00)
01/30/2024	69084 UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	COMB TAX AND REV CO SRS 2020	70,400.00
01/30/2024	69085 WILMINGTON TRUST	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CIBOLO EDC TRB SERIES 2021	247,000.00
01/30/2024	69085 WILMINGTON TRUST	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CIBOLO EDC TRB SERIES 2021	37,130.19
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	36.96
01/25/2024	69086 CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	105.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Wayne Reed	51.42
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	80.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	1,035.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	16.25
01/25/2024	69086 CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Mario Troncoso	1,200.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc Charges for Wayne Reed	51.42
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	350.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	51.42
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	625.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank cc Charges for Wayne Reed	51.42
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	825.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	50.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	9.72
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	175.00
01/25/2024	69086 CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc Charges for Valerie Chapman	55.00

01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Valerie Chapman	43.99	
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	51.42	
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	44.25	
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc Charges for Wayne Reed	102.90	
01/25/2024	69086 CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc Charges for Valerie Chapman	20.73	
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	103.17	
01/25/2024	69086 CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc Charges for Valerie Chapman	10.99	
01/25/2024	69086 CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc Charges for Valerie Chapman	55.00	
01/25/2024	69086 CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc Charges for Wayne Reed	64.79	
01/17/2024	69088 UNITEDHEALTHCARE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	Dental & Vision Premiums for Nov.&Dec	12.00	
01/17/2024	69088 UNITEDHEALTHCARE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	Dental & Vision Premiums for Nov.&Dec	3,197.92	
01/17/2024	69088 UNITEDHEALTHCARE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	Dental & Vision Premiums for Nov.&Dec	535.20	
01/17/2024	69088 UNITEDHEALTHCARE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	Dental & Vision Premiums for Nov.&Dec	19,288.94	
					5,612,281.54	
January Payroll						
01/12/2024	Net Payroll	GENERAL FUND		485,580.35	288,023.67	
01/12/2024	Net Payroll	WATER & SEWER FUND			51,739.32	
01/12/2024	Net Payroll	DRAINAGE UTILITY DISTRICT			25,096.85	
01/12/2024	Taxes IRS/TWC				119,040.51	
01/12/2024	Deductions CHILD SUPPORT, GARNISHMENTS				1,680.00	
01/26/2024	Net Payroll	GENERAL FUND		502,728.44	300,903.79	
01/26/2024	Net Payroll	WATER & SEWER FUND			50,672.51	
01/26/2024	Net Payroll	DRAINAGE UTILITY DISTRICT			25,304.15	
01/26/2024	Taxes IRS/TWC				124,167.99	
01/26/2024	Deductions CHILD SUPPORT, GARNISHMENTS				1,680.00	
					988,308.79	
					6,600,590.33	Total



City of Cibolo

City Council Regular Meeting Staff Report

Approval of the January 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 11D
From	
Jessica Donoho, Accounting Manager	

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-2024.01.31.pdf](#)



" City of Choice"

Revenue and Expense Report

January 31, 2024

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>GENERAL FUND</u>							
	Beginning Fund Balance	5,905,853	6,310,746		6,310,746		
	General and franchise taxes	16,873,700	16,873,700	3,104,113	11,100,579	5,773,121	65.8%
	Permits and fees	3,465,300	3,465,300	153,755	810,525	2,654,775	23.4%
	Animal Control	22,000	22,000	3,661	15,375	6,625	69.9%
	Court and Alarm Permits	239,350	239,350	23,999	87,048	152,302	36.4%
	Interest and Miscellaneous	550,664	550,664	37,461	152,375	398,289	27.7%
	Parks and Grants	139,900	139,900	10,680	26,921	112,979	19.2%
	Intergovernmental and Transfers	1,981,000	1,981,000	163,222	656,829	1,324,171	33.2%
	Other Financing Sources	40,000	40,000	5	2,986	37,014	7.5%
	Revenue Subtotal	23,311,914	23,311,914	3,496,896	12,852,637	10,459,277	55.1%
10151	Salaries and Benefits	14,711,218	14,560,449	1,213,964	5,179,013	9,381,436	35.6%
10152	Services, Utilities & Training	4,929,779	5,099,966	405,381	1,611,093	3,488,873	31.6%
10153	General Supplies and Repairs	1,393,740	1,464,699	70,820	356,809	1,107,890	24.4%
10154	Capital and NonCapital	76,370	294,532	10,558	36,281	258,251	12.3%
10155	Other Expenses	1,431,825	1,424,450	105,528	400,565	1,023,885	28.1%
10158	Transfers	30,000	30,000	-	-	30,000	0.0%
10159	Debt Service	432,650	432,650	54,084	140,282	292,368	32.4%
	Expenditure Subtotal	23,005,582	23,306,746	1,860,335	7,724,043	15,582,703	33.1%
1/31/2024	Net Change	306,332	5,168	1,636,562	5,128,594	(5,123,426)	
	GENERAL FUND (Unaudited)	6,212,185	6,315,914		11,439,340		
<u>Expenditures by Department:</u>							
	CITY MANAGER	633,341	632,941	50,803	214,711	418,230	33.9%
	PUBLIC RELATIONS	146,282	146,282	18,353	48,428	97,854	33.1%
	CITY COUNCIL	68,495	68,495	3,653	11,148	57,347	16.3%
	CITY SECRETARY	715,500	715,500	172,040	349,966	365,534	48.9%
	POLICE DEPARTMENT	6,102,478	6,102,478	436,129	1,917,462	4,185,016	31.4%
	MUNICIPAL COURT	214,099	214,099	13,902	59,900	154,199	28.0%
	PLANNING	1,157,485	1,157,885	78,976	366,588	791,297	31.7%
	DEVELOPMENT SERVICES	1,724,820	1,724,820	74,727	441,686	1,283,134	25.6%
	PUBLIC WORKS - STREETS	1,324,427	1,350,718	94,262	415,647	935,071	30.8%
	PUBLIC WORKS - ADMIN	867,573	867,573	80,917	241,330	626,243	27.8%
	ANIMAL SERVICES	499,692	499,692	34,743	142,007	357,685	28.4%
	PARKS & FACILITY MAINTENANCE	1,239,390	1,264,581	72,142	371,429	893,152	29.4%
	ECONOMIC DEVELOPMENT	258,100	258,100	16,126	77,604	180,496	30.1%
	FINANCE DEPARTMENT	838,100	842,881	46,422	251,889	590,992	29.9%
	INFORMATION TECHNOLOGY DEPT	1,458,260	1,525,246	94,487	521,440	1,003,806	34.2%
	HUMAN RESOURCES	608,370	608,370	45,415	206,808	401,562	34.0%
	FIRE DEPARTMENT	5,126,120	5,134,794	433,466	1,749,831	3,384,963	34.1%
	NON-DEPARTMENTAL	23,050	192,291	93,771	336,169	(143,878)	174.8%
	Expenditure Subtotal	23,005,582	23,306,746	1,860,335	7,724,043	15,582,703	33.1%

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>UTILITY FUND</u>							
	Beginning Fund Balance	6,726,787	6,674,716		6,674,716		
	Utility Services	17,051,500	17,051,500	1,340,730	5,516,008	11,535,492	32.3%
	Meter connections	56,600	56,600	6,629	27,255	29,345	48.2%
	Credit card fees	130,000	130,000	13,195	47,798	82,202	36.8%
	Interest Transfers and Misc	212,500	212,500	48,009	173,035	39,465	81.4%
	Revenue Subtotal	17,450,600	17,450,600	1,408,563	5,764,096	11,686,504	33.0%
50251	Salaries and Benefits	1,487,157	1,487,157	103,757	464,766	1,022,391	31.3%
50252	Services, Utilities & Training	450,850	528,063	43,924	189,096	338,967	35.8%
50253	General Supplies and Repairs	381,300	375,040	40,345	129,498	245,542	34.5%
50254	Capital and NonCapital	760,825	779,076	8,310	14,052	765,024	1.8%
50255	Other Expenses	6,975,000	6,975,000	566,263	2,405,303	4,569,697	34.5%
50256	Contracted Water Costs	5,206,000	5,206,000	4,610	1,127,298	4,078,702	21.7%
50258	Transfers	775,000	775,000	64,583	258,333	516,667	33.3%
50259	Debt Service	1,015,882	1,015,882	508,208	520,122	495,760	51.2%
	Expenditure Subtotal	17,052,014	17,141,218	1,340,000	5,108,469	12,032,749	29.8%
	Net Change	398,586	309,382	68,563	655,627	(346,245)	
1/31/2024	WATER & SEWER FUND (Unaudited)	7,125,373	6,984,098		7,330,342		
<u>Expenditures by Department:</u>							
	UTILITIES ADMINISTRATION	4,842,805	4,846,105	409,421	1,754,533	3,091,572	36.2%
	UTILITY OPERATIONS-GENERAL	2,382,827	2,410,518	135,927	554,065	1,856,453	23.0%
	UTILITY OPERATIONS-WASTEWATER	3,360,000	3,355,000	270,980	1,089,569	2,265,431	32.5%
	UTILITY OPERATIONS-WATER	5,505,000	5,568,213	19,143	1,205,773	4,362,440	21.7%
	UTILITIES - DEBT/NON-DEPARTMENTAL	961,382	961,382	504,530	504,530	456,852	52.5%
	Expenditure Subtotal	17,052,014	17,141,218	1,340,000	5,108,469	12,032,749	29.8%

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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)	806,357	867,533		867,533		
	Utility Services	1,158,000	1,158,000	102,518	396,368	761,632	34.2%
	Interest Transfers and Misc	25,000	25,000	3,665	14,110	10,890	56.4%
	Revenue Subtotal	1,183,000	1,183,000	106,183	410,477	772,523	34.7%
50151	Salaries and Benefits	752,537	752,537	51,923	228,115	524,422	30.3%
50152	Services, Utilities & Training	109,400	109,400	4,079	15,774	93,626	14.4%
50153	General Supplies and Repairs	130,700	130,700	4,966	49,045	81,655	37.5%
50154	Capital and NonCapital	168,125	179,350	-	20,611	158,739	11.5%
50155	Other Expenses	34,500	34,500	2,142	8,162	26,338	23.7%
50158	Transfers	170,000	170,000	14,167	56,667	113,333	33.3%
50159	Debt Service	18,474	18,474	1,520	6,080	12,394	32.9%
	Expenditure Subtotal	1,383,736	1,394,961	78,797	384,454	1,010,507	27.6%
	Net Change	(200,736)	(211,961)	27,386	26,023	(237,984)	
	DRAINAGE UTILITY DISTRICT (Unaudited)	605,621	655,572		893,556		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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)	1,514,905	2,068,685		2,068,685		
	Sales Tax	1,330,000	1,330,000	119,817	419,595	910,405	31.5%
	Interest Transfers and Misc	60,000	60,000	10,618	39,264	20,736	65.4%
	Revenue Subtotal	1,390,000	1,390,000	130,434	458,859	931,141	33.0%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	416,500	488,521	3,753	54,621	433,900	11.2%
80553	General Supplies and Repairs	7,950	7,950	137	473	7,477	5.9%
80554	Capital and NonCapital	57,000	57,000	388	2,269	54,731	4.0%
80555	Other Expenses	145,500	625,500	15,000	21,567	603,933	3.4%
80558	Transfers	154,175	154,175	117,902	126,844	27,331	82.3%
80559	Debt Service	318,742	318,742	284,130	284,130	34,612	89.1%
	Expenditure Subtotal	1,099,867	1,651,888	421,311	489,905	1,161,983	29.7%
	Net Change	290,133	(261,888)	(290,876)	(31,046)	(230,842)	
	ECONOMIC DEVELOPMENT FUND (Unaudited)	1,805,038	1,806,797		2,037,638		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	1,240,028	1,297,270		1,297,270		
	General and franchise taxes	6,050,000	6,050,000	1,450,813	5,366,960	683,040	88.7%
	Interest Transfers and Misc	1,064,675	1,064,675	148,191	203,062	861,613	
	Revenue Subtotal	7,114,675	7,114,675	1,599,004	5,570,021	1,544,654	78.3%
	DEBT SERVICE FUND	7,024,999	7,024,999	5,346,882	5,348,882	1,676,117	76.1%
	Expenditure Subtotal	7,024,999	7,024,999	5,346,882	5,348,882	1,676,117	76.1%
	Net Change	89,676	89,676	(3,747,878)	221,140	(131,464)	
	DEBT SERVICE FUND (unaudited)	1,329,704	1,386,946		1,518,409		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	4,523,417	4,533,497		4,533,497		
81032	Permits and fees	14,000	14,000	1,201	4,804	9,196	34.3%
81035	Interest and Miscellaneous	175,000	175,000	20,846	82,401	92,599	47.1%
81038	Transfers	-	-	-	-	-	
	Revenue Subtotal	189,000	189,000	22,047	87,205	101,795	46.1%
81052	Services, Utilities & Training	-	-	-	-	-	
81054	Capital and NonCapital	-	-	-	-	-	
81055	Other Expenses	-	-	-	-	-	
81058	Transfers	14,000	14,000	-	-	14,000	0.0%
	Expenditure Subtotal	14,000	14,000	-	-	14,000	0.0%
	Net Change	175,000	175,000	22,047	87,205	87,795	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	4,698,417	4,708,497		4,620,703		

SPECIAL EVENTS

	Beginning Fund Balance	92	9,816		9,816		
20134	Fees	300	300	-	301	(1)	100.4%
20135	Interest and Miscellaneous	200	200	-	-	200	0.0%
20136	Event income	67,000	67,000	-	68,017	(1,017)	
20138	Transfers	30,000	30,000	-	-	30,000	0.0%
	Revenue Subtotal	97,500	97,500	-	68,318	29,182	70.1%
20152	Services, Utilities & Training	71,000	71,000	-	67,745	3,255	95.4%
20153	General supplies and Repairs	25,100	25,100	-	32,348	(7,248)	128.9%
20154	Capital and NonCapital	-	-	-	-	-	
20155	Other Expenses	500	500	-	341	159	68.1%
20158	Transfers	-	-	-	-	-	
	Expenditure Subtotal	96,600	96,600	-	100,434	(3,834)	104.0%
	Net Change	900	900	-	(32,116)	33,016	
	SPECIAL EVENTS (Unaudited)	992	10,716		(22,300)		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	4,708,775	5,176,106		5,176,106		
52232	Permits and Fees	750,000	750,000	32,017	188,461	561,539	25.1%
52235	Interest and Miscellaneous	225,000	225,000	23,679	93,033	131,967	41.3%
	Revenue Subtotal	975,000	975,000	55,696	281,494	693,506	28.9%
52252	Services, Utilities & Training	-	-	-	-	-	
52254	Capital and NonCapital	2,425,000	2,425,000	-	15,977	2,409,023	0.7%
	Expenditure Subtotal	2,425,000	2,425,000	-	15,977	2,409,023	0.7%
	Net Change	(1,450,000)	(1,450,000)	55,696	265,517	(1,715,517)	
	WATER IMPACT FEES (unaudited)	3,258,775	3,726,106		5,441,623		

WASTEWATER IMPACT FEES

	Beginning Fund Balance	3,178,987	3,271,218		3,271,218		
52432	Permits and Fees	180,000	180,000	18,429	118,173	61,827	65.7%
52435	Interest and Miscellaneous	125,000	125,000	14,976	58,837	66,163	47.1%
	Revenue Subtotal	305,000	305,000	33,405	177,011	127,989	58.0%
52452	Services, Utilities & Training	-	-	-	-	-	
52454	Capital and NonCapital	-	-	-	-	-	
52457	Construction	2,300,000	2,300,000	-	-	2,300,000	0.0%
	Expenditure Subtotal	2,300,000	2,300,000	-	-	2,300,000	0.0%
	Net Change	(1,995,000)	(1,995,000)	33,405	177,011	(2,172,011)	
	WASTEWATER IMPACT FEES (unaudited)	1,183,987	1,276,218		3,448,228		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	3,780,275	4,114,478		4,114,478		
32032	Permits and Fees	620,000	620,000	44,555	100,605	519,395	16.2%
32035	Interest and Miscellaneous	120,000	120,000	19,713	77,776	42,224	64.8%
	Revenue Subtotal	740,000	740,000	64,269	178,381	561,619	24.1%
32052	Services, Utilities & Training	-	-	-	-	-	
32057	Construction	1,200,000	1,200,000	-	49,854	1,150,146	4.2%
	Expenditure Subtotal	1,200,000	1,200,000	-	49,854	1,150,146	4.2%
	Net Change	(460,000)	(460,000)	64,269	128,527	(588,527)	
	TRAFFIC IMPACT FEES (unaudited)	3,320,275	3,654,478		4,243,005		

DRAINAGE IMPACT FEES

	Beginning Fund Balance	2,667,243	3,218,482		3,218,482		
52032	Permits and Fees	350,000	350,000	61,133	441,392	(91,392)	126.1%
52035	Interest and Miscellaneous	120,000	120,000	15,149	59,878	60,122	49.9%
	Revenue Subtotal	470,000	470,000	76,282	501,270	(31,270)	106.7%
52052	Services, Utilities & Training	-	-	-	-	-	
52054	Capital and NonCapital	250,353	688,911	-	(50,484)	739,395	-7.3%
	Expenditure Subtotal	250,353	688,911	-	(50,484)	739,395	-7.3%
	Net Change	219,647	(218,911)	76,282	551,754	(770,665)	
	DRAINAGE IMPACT FEES (unaudited)	2,886,890	2,999,571		3,770,236		

PARKLAND FEES

	Beginning Fund Balance	964,856	824,728		824,728		
32236	Permits and Fees	125,000	125,000	1,800	5,400	119,600	4.3%
32235	Interest and Miscellaneous	40,000	40,000	6,451	25,473	14,527	63.7%
	Revenue Subtotal	165,000	165,000	8,251	30,873	134,127	18.7%
32257	Construction	740,800	1,147,950	-	5,200	1,142,750	0.5%
	Expenditure Subtotal	740,800	1,147,950	-	5,200	1,142,750	0.5%
	Net Change	(575,800)	(982,950)	8,251	25,673	(1,008,623)	
	PARKLAND FEES (unaudited)	389,056	(158,222)		850,401		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	2,886	3,017		3,017		
23334	Permits and Fees	4,000	4,000	362	1,598	2,402	40.0%
23335	Interest and Miscellaneous	5	5	9	35	(30)	702.0%
	Revenue Subtotal	4,005	4,005	371	1,633	2,372	40.8%
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	371	(2,367)	2,372	
	COURT TECHNOLOGY FEES (unaudited)	2,891	3,022		650		

<u>COURT SECURITY FEES</u>							
	Beginning Fund Balance	25,231	29,140		29,140		
23434	Permits and Fees	5,000	5,000	435	1,928	3,072	38.6%
23435	Interest and Miscellaneous	750	750	119	447	303	59.7%
	Revenue Subtotal	5,750	5,750	554	2,376	3,374	41.3%
23452	Services, Utilities & Training	-	-	-	-	-	
	Expenditure Subtotal	-	-	-	-	-	
	Net Change	5,750	5,750	554	2,376	3,374	
	COURT SECURITY FEES (unaudited)	30,981	34,890		31,516		

<u>POLICE SEIZURE FUND</u>							
	Beginning Fund Balance	97,281	110,767		110,767		
23534	Permits and Fees	10,000	10,000	-	365	9,635	3.7%
23535	Interest and Miscellaneous	2,500	2,500	447	1,686	814	67.4%
	Revenue Subtotal	12,500	12,500	447	2,051	10,449	16.4%
23553	General supplies and repairs	6,000	6,000	-	579	5,421	9.7%
23554	Capital and Non Capital	50,000	50,000	-	-	50,000	0.0%
	Expenditure Subtotal	56,000	56,000	-	579	55,421	1.0%
	Net Change	(43,500)	(43,500)	447	1,472	(44,972)	
	POLICE SEIZURE FUND (unaudited)	53,781	67,267		112,239		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	12,967	13,878		13,878		
23634	Grants	2,250	2,250	-	-	2,250	0.0%
23635	Interest and Miscellaneous	400	400	60	226	174	56.5%
	Revenue Subtotal	2,650	2,650	60	226	2,424	8.5%
23652	Services, Utilities and Training	10,000	10,000	-	224	9,776	2.2%
23654	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	10,000	10,000	-	224	9,776	2.2%
	Net Change	(7,350)	(7,350)	60	2	(7,352)	
	POLICE EDUCATION FUND (unaudited)	5,617	6,528		13,880		
<u>SPECIAL DONATIONS FUND</u>							
	Beginning Fund Balance	18,163	20,831		20,831		
20234	Donations and Grants	2,500	2,500	180	1,250	1,250	50.0%
20235	Interest and Miscellaneous	500	500	82	300	200	60.1%
	Revenue Subtotal	3,000	3,000	262	1,550	1,450	51.7%
20252	Services, Utilities and Training	6,000	6,000	-	150	5,850	2.5%
20253	General Supplies and Repairs	7,150	7,150	-	-	7,150	0.0%
	Expenditure Subtotal	13,150	13,150	-	150	13,000	1.1%
	Net Change	(10,150)	(10,150)	262	1,400	(11,550)	
	SPECIAL DONATIONS FUND (unaudited)	8,013	10,681		22,232		
<u>CHILD SAFETY FEES</u>							
	Beginning Fund Balance	96,813	100,431		100,431		
23834	Donations and Grants	32,000	32,000	3,312	12,750	19,250	39.8%
23835	Interest and Miscellaneous	3,000	3,000	484	1,749	1,251	58.3%
	Revenue Subtotal	35,000	35,000	3,795	14,499	20,501	41.4%
23858	Transfers	20,000	20,000	1,011	7,820	12,180	39.1%
	Expenditure Subtotal	20,000	20,000	1,011	7,820	12,180	39.1%
	Net Change	15,000	15,000	2,784	6,679	8,321	
	CHILD SAFETY FEE (unaudited)	111,813	115,431		107,110		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-JANUARY

FISCAL YEAR 2024

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	665,794	798,138		798,138		
23930	General Taxes	1,332,700	1,332,700	119,817	419,595	913,105	31.5%
23935	Interest and Miscellaneous	17,500	17,500	7,989	28,900	(11,400)	165.1%
23936	Donations and grants	-	-	-	-	-	
23938	Transfers	-	-	-	-	-	
	Revenue Subtotal	1,350,200	1,350,200	127,806	448,495	901,705	33.2%
23952	Services, Utilities, and Training	775,000	765,000	3,454	7,239	757,761	0.9%
23954	Capital and NonCapital	-	-	-	-	-	
23957	Construction	-	103,583	-	(0)	103,583	0.0%
23958	Transfers	665,500	665,500	-	-	665,500	0.0%
	Expenditure Subtotal	1,440,500	1,534,083	3,454	7,239	1,526,844	0.5%
	Net Change	(90,300)	(183,883)	124,352	441,256	(625,139)	
	STREET MAINTENACE TAX (unaudited)	575,494	614,255		1,239,394		
<u>GRANTS FUND</u>							
	Beginning Fund Balance	207,388	755,909		755,909		
23035	Interest and Miscellaneous	150,000	150,000	20,889	68,609	81,391	45.7%
23036	Donations and grants	3,635,234	3,717,086	-	-	3,717,086	0.0%
	Revenue Subtotal	3,785,234	3,867,086	20,889	68,609	3,798,477	1.8%
23051	Salaries and Benefits	750,000	860,000	-	-	860,000	0.0%
23052	Services, Utilities, and Training	184,500	184,500	-	312	184,188	0.2%
23054	Capital and NonCapital	892,000	1,161,679	-	163,517	998,162	14.1%
23057	Construction	1,900,000	1,900,000	-	-	1,900,000	0.0%
	Expenditure Subtotal	3,726,500	4,106,179	-	163,829	3,942,350	4.0%
	Net Change	58,734	(239,093)	20,889	(95,219)	(143,874)	
	GRANTS FUND (unaudited)	266,122	516,816		660,690		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
IT REPLACEMENT FUND							
	Beginning Fund Balance	180,880	194,578		194,578		
30135	Interest and Miscellaneous	5,000	5,000	864	3,427	1,573	68.5%
30138	Transfers	-	-	-	-	-	
	Revenue Subtotal	5,000	5,000	864	3,427	1,573	68.5%
30152	Services, Utilities, and Training	-	-	-	-	-	
30154	Capital and NonCapital	84,600	84,600	-	5,532	79,068	6.5%
	Expenditure Subtotal	84,600	84,600	-	5,532	79,068	6.5%
	Net Change	(79,600)	(79,600)	864	(2,105)	(77,495)	
	IT REPLACEMENT (unaudited)	101,280	114,978		192,472		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2011 GO BONDS - TOWN CREEK DET		14	15	16
	BEGINNING FUND BALANCE	-	18,652	-
354-35100-000-000-0000	INTEREST	362,012	860	362,872
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	5,712,240	860	5,713,100
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,683,251	6,935	1,690,186
354-57600-000-000-4041	CONSTRUCTION COSTS	2,658,588	-	2,658,588
	TOTAL EXPENDITURES	5,693,588	6,935	5,700,523
Fund number: 354	2011 GO BONDS - TOWN CREEK DET	18,652	(6,075)	12,577
	ENDING FUND BALANCE	18,652	12,577	12,577
Outstanding Encumbrances:				
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166		3,506
	Total Encumbrances			<u>3,506</u>
	Remaining funds			9,072

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2013 GO BONDS - TOWN CREEK DET		12	13	14
	BEGINNING FUND BALANCE	-	2,301,539	-
356-35100-000-000-0000	INTEREST	515,996	57,282	573,278
356-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	1,828	-	1,828
356-39350-000-000-0000	NET BOND PROCEEDS	3,700,000	-	3,700,000
	TOTAL REVENUES	4,217,824	57,282	4,275,106
356-57500-000-000-4041	ENGINEERING SERVICES	47,610	5,183	52,793
356-57600-000-000-4041	CONSTRUCTION COSTS	1,868,675	-	1,868,675
	TOTAL EXPENDITURES	1,916,285	5,183	1,921,468
				-
Fund number: 356	2013 GO BONDS - TOWN CREEK DET	2,301,539	52,099	2,353,638
	ENDING FUND BALANCE	2,301,539	2,353,638	2,353,638

Outstanding Encumbrances:

356-57500-000-000-4041	Vickrey & Associates	PO 22166	-
356-57600-000-000-4041	Texas Sterling	PO 22139	2,309,636
356-57500-000-000-40401	Raba Kistner	PO 24061	26,817
	Total Encumbrances		2,336,453
	Remaining funds		17,185

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2013 GO BONDS-COMMUNITY CENTER		12	13	14
	BEGINNING FUND BALANCE	-	10,181	-
357-35100-000-000-0000	· INTEREST	186,079	93	186,172
357-35150-000-000-0000	· UNREALIZED GAIN/LOSS ON INVEST	1,658	-	1,658
357-39350-000-000-0000	· NET BOND PROCEEDS	4,800,000	-	4,800,000
	TOTAL REVENUES	4,987,737	93	4,987,830
357-52680-000-000-1071	· LEGAL SERVICES	41,094	-	41,094
357-54910-000-000-6067	· CAPITAL OUTLAY	25,694	285	25,979
357-57500-000-000-1071	· ENGINEERING SERVICES	604,696	-	604,696
357-57600-000-000-1071	· CONSTRUCTION COSTS	4,306,073	-	4,306,073
	TOTAL EXPENDITURES	4,977,556	285	4,977,841
Fund number: 357	2013 GO BONDS-COMMUNITY CENTER	10,181	(192)	9,989
	ENDING FUND BALANCE	10,181	9,989	9,989

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
<u>2015 GO BONDS - HAECKERVILLE RD IMPROV</u>		10.00	11	12
	BEGINNING FUND BALANCE	-	62	-
360-35100-000-000-0000	· INTEREST	51,756	1	51,756
360-35150-000-000-0000	· UNREALIZED GAIN/LOSS ON INVEST	-	-	-
360-39350-000-000-0000	· NET BOND PROCEEDS	2,500,000	-	2,500,000
360-38101-000-000-0000	· TRANSFER FROM GENERAL FUND	193,529	-	193,529
	TOTAL REVENUES	2,745,285	1	2,745,285
360-57400-000-000-5056	· LAND ACQUISITION	-	-	-
360-57500-000-000-5056	· ENGINEERING SERVICES	256,479	-	256,479
360-57500-000-000-1071	· ENGINEERING SERVICES	2,434	-	2,434
360-57600-000-000-5056	· CONSTRUCTION COSTS	2,016,339	-	2,016,339
360-57600-000-000-1071	· CONSTRUCTION COSTS	424,671	-	424,671
360-57600-000-000-7073	· CONSTRUCTION COSTS	45,300	-	45,300
	TOTAL EXPENDITURES	2,745,222	-	2,745,222
Fund number: 360	2015 GO BONDS - HAECKERVILLE RD IMPROV	62	1	63
	ENDING FUND BALANCE	62	63	63

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2015 GO BONDS - FM 1103		10	11	12
	BEGINNING FUND BALANCE	-	116	-
362-35100-000-000-0000	INTEREST	18,116	1	18,117
362-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	-	-	-
362-39350-000-000-0000	NET BOND PROCEEDS	1,000,000	-	1,000,000
	TOTAL REVENUES	1,018,116	1	1,018,117
362-57400-000-000-5055	LAND ACQUISITION	853,126	-	853,126
362-57600-000-000-5055	CONSTRUCTION COSTS	146,874	-	146,874
362-57600-000-000-7073	CONSTRUCTION COSTS	18,000	-	18,000
	TOTAL EXPENDITURES	1,018,000	-	1,018,000
Fund number: 362	2015 GO BONDS - FM 1103	116	1	117
	ENDING FUND BALANCE	116	117	117

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
<u>2016 GO BONDS - BORGFELD RD</u>		9	10	11
	BEGINNING FUND BALANCE	-	56,714	-
363-35100-000-000-0000	· INTEREST	45,854	523	46,376
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	3,995,854	523	3,996,376
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
	TOTAL EXPENDITURES	3,939,140	-	3,939,140
Fund number: 363	2016 GO BONDS - BORGFELD RD	56,714	523	57,236
	ENDING FUND BALANCE	56,714	57,236	57,236

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2017 CERTIFICATES OF OBLIGATION		8	9	10
	BEGINNING FUND BALANCE	-	2,957	-
332-35100-000-000-0000	· INTEREST	48,103	27	48,129
332-39350-000-000-0000	· NET BOND PROCEEDS	1,963,400	-	1,963,400
	TOTAL REVENUES	2,011,503	27	2,011,529
332-57600-000-000-6062	· CONSTRUCTION COSTS	984,000	-	984,000
332-57500-000-000-1071	· ENGINEERING SERVICES	3,300	-	3,300
332-57600-000-000-1071	· CONSTRUCTION COSTS	1,021,246	-	1,021,246
	TOTAL EXPENDITURES	2,008,546	-	2,008,546
Fund number: 332	2017 CERTIFICATES OF OBLIGATION	2,957	27	2,983
	ENDING FUND BALANCE	2,957	2,983	2,983

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS		6	7	8
	BEGINNING FUND BALANCE	-	1,017,750	-
365-35100-000-000-0000	INTEREST	204,053	18,486	222,539
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	11,629,053	18,486	11,647,539
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>	85,172	72	85,244
365-57500-000-000-4043	ENGINEERING SERVICES <i>TOLLE ROAD IMPROVEMENTS</i>	375,637	-	375,637
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>	484,786	98,478	583,264
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	10,611,303	98,550	10,709,853
Fund number: 365	2019 GENERAL OBLIGATION BONDS	1,017,750	(80,063)	937,686
	ENDING FUND BALANCE	1,017,750	937,686	937,686
Outstanding Encumbrances:				
365-57500-000-000-1075	RVK Architects	PO 21067		8,226
365-57600-160-000-1075	Henock Constructions	PO 23104		-
	Total Encumbrances			8,226
	Remaining funds			929,460

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	-	352,154	-
333-35100-000-000-0000	INTEREST	110,251	6,717	116,968
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	5,860,251	6,717	5,866,968
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	352,154	6,717	358,871
	ENDING FUND BALANCE	352,154	358,871	358,871

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
<u>2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE</u>		5	6	7
	BEGINNING FUND BALANCE	-	2,775,370	-
369-35100-000-000-0000	INTEREST	346,033	59,019	405,052
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	11,239,796	59,019	11,298,815
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	34,001	320,005
369-57500-000-000-5502	ENGINEERING SERVICES	83,954	3,781	87,735
369-57500-000-000-5503	ENGINEERING SERVICES	-	-	-
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
	TOTAL EXPENDITURES	8,464,427	37,781	8,502,208
Fund number: 369	2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE	2,775,370	21,237	2,796,607
	ENDING FUND BALANCE	2,775,370	2,796,607	2,796,607
<u>Outstanding Encumbrances:</u>				
369-57500-000-000-5500	Arias & Associates	PO 24066		1,790
369-57500-000-000-5502	Lockwood Andrews	PO 23202		46,161
369-57600-000-000-5502	D&D Contractors	PO 24083		2,315,000
	Total Encumbrances			<u>2,362,950</u>
	Remaining funds			433,657

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
<u>SERIES 2022 TAX NOTE</u>		3	4	5
	BEGINNING FUND BALANCE	-	993	-
370-35100-000-000-0000	INTEREST	17,260	93	17,353
370-35350-000-000-0000	BOND PROCEEDS	2,250,000	-	2,250,000
	TOTAL REVENUES	2,267,260	93	2,267,353
370-55005-000-000-0000	BOND ISSUANCE COST	41,408	-	41,408
370-54910-146-000-0000	CAPITAL OUTLAY	274,254	-	274,254
370-53250-353-000-0000	PERSONAL PROTECTIVE EQUIPMENT	115,036	-	115,036
370-54910-353-000-0000	CAPITAL OUTLAY	1,511,983	-	1,511,983
370-54910-353-000-7073	CAPITAL OUTLAY	37,067	-	37,067
370-54910-660-000-0000	CAPITAL OUTLAY	286,520	-	286,520
	TOTAL EXPENDITURES	2,266,267	-	2,266,267
Fund number: 370	SERIES 2022 TAX NOTE	993	93	1,086
	ENDING FUND BALANCE	993	1,086	1,086

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	2,007,590	-
371-35100-000-000-0000	INTEREST	118,714	49,315	168,029
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	5,033,487	49,315	5,082,801
371-55005-000-000-0000	BOND ISSUANCE COST	114,772	-	114,772
371-54910-343-000-0000	CAPITAL OUTLAY	255,973	34,510	290,484
371-54910-353-000-0000	CAPITAL OUTLAY	857,487	47,865	905,352
371-57500-199-000-1072	ENGINEERING SERVICES <i>CITY HALL/HVAC RENOVATION</i>	70,400	17,300	87,700
371-57500-353-000-7074	PROJECT ENGINEERING	-	81,101	81,101
371-57600-160-000-1075	CONSTRUCTION COSTS <i>PUBLIC WORKS EXPANSION</i>	544,721	74,649	619,370
371-57600-199-000-1072	CONSTRUCTION COSTS <i>CITY HALL/HVAC RENOVATION</i>	1,182,543	543,873	1,726,416
371-54910-660-000-0000	CAPITAL OUTLAY	-	-	-
	TOTAL EXPENDITURES	3,025,896	799,299	3,825,195
Fund number: 371	2023 CERTIFICATES OF OBLIGATION	2,007,590	(749,984)	1,257,607
	ENDING FUND BALANCE	2,007,590	1,257,607	1,257,607
Outstanding Encumbrances:				
371-54910-343-000-0000	Enterprise FM Trust	PO 23162		4,939
371-54910-343-000-0000	Farrwest	PO 23164		3,847
371-54910-343-000-0000	Dell Marketing	PO 24086		-
371-54910-353-000-0000	Siddons Martin Emergency Group	PO 23029		144,425
371-57500-199-000-1072	Cleary Zimmerman	PO 22180		800
371-57500-353-000-7074	EIKON Consulting Group	PO 24055		724,884
371-57600-160-000-1075	Henock Construction	PO 23104		145,930
371-57600-199-000-1072	JLA Communications	PO 23153		38,299
371-57600-199-000-1072	K-W Construction	PO 23160		117,370
371-57600-199-000-1072	TYCO Fire and Security	PO 24049		4,003
	Total Encumbrances			1,184,497
	Remaining funds			73,110

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	-	1,323,831	-
531-35100-000-000-0000	INTEREST	441,216	18,158	459,374
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	8,441,437	18,158	8,459,595
531-57400-000-000-224B	LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	LAND ACQUISITION	13,779	-	13,779
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
531-57600-000-000-224A	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	7,117,605	-	7,117,605
Fund number: 531	2012 REVENUE BONDS	1,323,831	18,158	1,341,990
	ENDING FUND BALANCE	1,323,831	1,341,990	1,341,990

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION - UTILITY		6	7	8
	BEGINNING FUND BALANCE	-	1,581,482	-
532-35100-000-000-0000	INTEREST	85,967	27,453	113,420
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,036,873	-	2,036,873
	TOTAL REVENUES	3,622,840	27,453	3,650,293
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	99,557	-	99,557
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	2,041,358	-	2,041,358
Fund number: 532	2019 CERTIFICATES OF OBLIGATION - UTILITY	1,581,482	27,453	1,608,935
	ENDING FUND BALANCE	1,581,482	1,608,935	1,608,935

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 23	FY 24 1/31/2024	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>		4	5	6
	BEGINNING FUND BALANCE	-	404,638	-
870-35100-000-000-0000	INTEREST	24,074	7,860	31,934
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,149,074	7,860	4,156,934
870-52710-000-000-0000	PROFESSIONAL SERVICES	46,874	900	47,774
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	3,744,436	900	3,745,336
Fund number: 870	2021 EDC REVENUE BONDS	404,638	6,960	411,597
	ENDING FUND BALANCE	404,638	411,597	411,597



City of Cibolo

City Council Regular Meeting Staff Report

Police Department Monthly Report - April 2024

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Staff Update	Item: 12B
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 Apr 2024.pdf](#)

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ACCIDENT, FLEET				
ACCIDENT, FLEET	24-00685	Sunday, April 21, 2024		FM 1103/ TURNING STONE
<hr/>				
1 ACCIDENT, FLEET				
<hr/>				
ACCIDENT, HIT & RUN				
ACCIDENT, HIT & RUN	24-00684	Sunday, April 21, 2024	600	CIBOLO VALLEY DR
ACCIDENT, HIT & RUN	24-00576	Monday, April 1, 2024	784	CIBOLO VALLEY DRIVE
ACCIDENT, HIT & RUN	24-00612	Monday, April 8, 2024	1300	FM 1103
ACCIDENT, HIT & RUN	24-00618	Wednesday, April 10, 2024	1300	FM 1103
ACCIDENT, HIT & RUN	24-00705	Wednesday, April 24, 2024		FM 78 E/ S MAIN STREET
ACCIDENT, HIT & RUN	24-00659	Tuesday, April 16, 2024	18124	I-35
ACCIDENT, HIT & RUN	24-00733	Tuesday, April 30, 2024	13000	IH 10 W EB
ACCIDENT, HIT & RUN	24-00697	Wednesday, April 24, 2024	13200	IH 10 W WB
ACCIDENT, HIT & RUN	24-00573	Tuesday, April 2, 2024	7800	IH-10
ACCIDENT, HIT & RUN	24-00599	Friday, April 5, 2024	12700	IH-10 EB
ACCIDENT, HIT & RUN	24-00699	Wednesday, April 24, 2024	10600	INTERSTATE 10
ACCIDENT, HIT & RUN	24-00566	Monday, April 1, 2024	3400	LINNE
<hr/>				
12 ACCIDENT, HIT & RUN				
<hr/>				
ACCIDENT, PEDESTRIAN				
ACCIDENT, PEDESTRIAN	24-00671	Thursday, April 18, 2024	602	CIBOLO VALLEY DR
ACCIDENT, PEDESTRIAN	24-00594	Friday, April 5, 2024		FLINT RD
<hr/>				
2 ACCIDENT, PEDESTRIAN				
<hr/>				
ANIMAL BITE/SCRATCH				
ANIMAL BITE/SCRATCH	24-00664	Tuesday, April 16, 2024	121	BRONCO BEND
ANIMAL BITE/SCRATCH	24-00575	Tuesday, April 2, 2024	148	S WILLOW WAY
ANIMAL BITE/SCRATCH	24-00596	Wednesday, April 10, 2024	352	SILVER WING
<hr/>				
3 ANIMAL BITE/SCRATCH				
<hr/>				
ASSAULT				
ASSAULT	24-00730	Tuesday, April 30, 2024	395	BORGFELD ROAD WEST
ASSAULT	24-00611	Monday, April 8, 2024	813	CIBOLO VALLEY DRIVE
ASSAULT	24-00690	Monday, April 22, 2024	100	DEER MEADOW DRIVE
ASSAULT	24-00605	Saturday, April 6, 2024	108	GRAVEL GRAY
ASSAULT	24-00724	Monday, April 29, 2024	412	MORGAN RUN
ASSAULT	24-00727	Monday, April 29, 2024	204	MOUNTAIN HOME
ASSAULT	24-00672	Thursday, April 18, 2024	124	NORTH WILLOW WAY
<hr/>				
7 ASSAULT				
<hr/>				

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ASSAULT, BODILY INJURY				
ASSAULT, BODILY INJURY	24-00643	Sunday, April 14, 2024	213	HEAVENLY VIEW
ASSAULT, BODILY INJURY	24-00731	Tuesday, April 30, 2024	208	HONEYBEE
ASSAULT, BODILY INJURY	24-00719	Sunday, April 28, 2024	128	LONE STAR WAY
ASSAULT, BODILY INJURY	24-00720	Sunday, April 28, 2024	128	LONE STAR WAY
ASSAULT, BODILY INJURY	24-00718	Saturday, April 27, 2024	100	STREAM CROSSING
ASSAULT, BODILY INJURY	24-00666	Wednesday, April 17, 2024	515	THISTLE CREEK
<hr/>				
6 ASSAULT, BODILY INJURY				
<hr/>				
ASSAULT, SEXUAL				
ASSAULT, SEXUAL	24-00709	Friday, April 26, 2024	456	CACTUS FLOWER
<hr/>				
1 ASSAULT, SEXUAL				
<hr/>				
ASSIST, OUTSIDE AGENCY				
ASSIST, OUTSIDE AGENCY	24-00676	Friday, April 19, 2024	224	ARMADILLO WAY
ASSIST, OUTSIDE AGENCY	24-00591	Friday, April 5, 2024	129	BUFFALO TRL
ASSIST, OUTSIDE AGENCY	24-00686	Monday, April 22, 2024	3775	COLUMBIA DRIVE
ASSIST, OUTSIDE AGENCY	24-00568	Monday, April 1, 2024	1300	FM 1103
ASSIST, OUTSIDE AGENCY	24-00602	Saturday, April 6, 2024	2700	FM 3009
ASSIST, OUTSIDE AGENCY	24-00682	Sunday, April 21, 2024	18238	IH 35 N
ASSIST, OUTSIDE AGENCY	24-00580	Wednesday, April 3, 2024	212	LIECK COVE
<hr/>				
7 ASSIST, OUTSIDE AGENCY				
<hr/>				
BURGLARY, BUILDING				
BURGLARY, BUILDING	24-00639	Saturday, April 13, 2024	618	COUNTRY LANE
<hr/>				
1 BURGLARY, BUILDING				
<hr/>				
BURGLARY, VEHICLE				
BURGLARY, VEHICLE	24-00640	Saturday, April 13, 2024	618	FM 78
BURGLARY, VEHICLE	24-00606	Saturday, April 6, 2024	924	RESACA
BURGLARY, VEHICLE	24-00678	Saturday, April 20, 2024	213	SPRINGTREE LANE
<hr/>				
3 BURGLARY, VEHICLE				
<hr/>				
CHILD PROTECTIVE SERVICES REFERRAL				
CHILD PROTECTIVE SERVICES REFERRAL	24-00634	Friday, April 12, 2024	9219	HANOVER COVE
<hr/>				
1 CHILD PROTECTIVE SERVICES REFERRAL				
<hr/>				
CITY CODE VIO (ANIMAL @ LARGE)				
CITY CODE VIO (ANIMAL @ LARGE)	24-00651	Tuesday, April 16, 2024	108	CIBOLO DRIVE
CITY CODE VIO (ANIMAL @ LARGE)	24-00622	Thursday, April 11, 2024	191	FM 78

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
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2 CITY CODE VIO (ANIMAL @ LARGE)

CIVIL INFORMATION

CIVIL INFORMATION	24-00648	Monday, April 15, 2024	100	BLK FIREBIRD RUN
CIVIL INFORMATION	24-00589	Thursday, April 4, 2024	602	CIBOLO VALLEY DRIVE
CIVIL INFORMATION	24-00586	Thursday, April 4, 2024	1300	FM 1103
CIVIL INFORMATION	24-00674	Friday, April 19, 2024	1300	FM 1103
CIVIL INFORMATION	24-00689	Monday, April 22, 2024	1300	FM 1103
CIVIL INFORMATION	24-00723	Sunday, April 28, 2024	125	HINGE PATH
CIVIL INFORMATION	24-00713	Thursday, April 25, 2024	752	RUSHING BANKS
CIVIL INFORMATION	24-00607	Saturday, April 6, 2024	320	SADDLEHORN WAY
CIVIL INFORMATION	24-00707	Thursday, April 25, 2024	307	SULPHUR SPRINGS
CIVIL INFORMATION	24-00619	Wednesday, April 10, 2024	515	THISTLE CREEK DRIVE

10 CIVIL INFORMATION

CRIMINAL MISCHIEF

CRIMINAL MISCHIEF	24-00706	Thursday, April 25, 2024		BENTWOOD RANCH DRIVE
CRIMINAL MISCHIEF	24-00701	Wednesday, April 24, 2024	778	CIBOLO VALLEY DRIVE
CRIMINAL MISCHIEF	24-00710	Thursday, April 25, 2024	102	SWEETLEAF LN
CRIMINAL MISCHIEF	24-00644	Sunday, April 14, 2024	174	WIEDNER ROAD

4 CRIMINAL MISCHIEF

DEATH INVESTIGATION

DEATH INVESTIGATION	24-00638	Saturday, April 13, 2024	310	NOTCHLEAF
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1 DEATH INVESTIGATION

DISORDERLY CONDUCT

DISORDERLY CONDUCT	24-00675	Friday, April 19, 2024	395	BORGFELD ROAD WEST
DISORDERLY CONDUCT	24-00595	Friday, April 5, 2024	885	CIBOLO VALLEY DRIVE

2 DISORDERLY CONDUCT

DISTURBANCE, FAMILY

DISTURBANCE, FAMILY	24-00660	Tuesday, April 16, 2024	513	AMBER CREEK
DISTURBANCE, FAMILY	24-00677	Saturday, April 20, 2024	212	ANTRIUM
DISTURBANCE, FAMILY	24-00627	Thursday, April 11, 2024	212	ANTRIUM
DISTURBANCE, FAMILY	24-00722	Sunday, April 28, 2024	128	BLUE WILLOW
DISTURBANCE, FAMILY	24-00623	Thursday, April 11, 2024	125	CORSICA DRIVE
DISTURBANCE, FAMILY	24-00669	Wednesday, April 17, 2024	537	LANDMARK FALLS
DISTURBANCE, FAMILY	24-00567	Monday, April 1, 2024	413	LANDMARK WAY
DISTURBANCE, FAMILY	24-00582	Thursday, April 4, 2024	113	ROYAL TROON DR
DISTURBANCE, FAMILY	24-00667	Wednesday, April 17, 2024	121	SKY HARBOR

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
DISTURBANCE, FAMILY	24-00714	Thursday, April 25, 2024	307	SULPHUR SPRINGS
DISTURBANCE, FAMILY	24-00620	Wednesday, April 10, 2024	100	WILLOW RUN
<hr/>				
11 DISTURBANCE, FAMILY				
<hr/>				
DRIVE WHILE LIC INVALID				
DRIVE WHILE LIC INVALID	24-00601	Friday, April 5, 2024	4100	CIBOLO VALLEY DRIVE
DRIVE WHILE LIC INVALID	24-00610	Wednesday, April 3, 2024	500	CIBOLO VALLEY DRIVE
DRIVE WHILE LIC INVALID	24-00732	Tuesday, April 30, 2024	3800	CIBOLO VALLEY DRIVE
DRIVE WHILE LIC INVALID	24-00715	Friday, April 26, 2024	1700	FM 1103
DRIVE WHILE LIC INVALID	24-00683	Sunday, April 21, 2024	500	FM 1103
DRIVE WHILE LIC INVALID	24-00716	Friday, April 26, 2024	3600	SOUTH SANTA CLARA RD

6 DRIVE WHILE LIC INVALID

DRUG VIOLATION

DRUG VIOLATION	24-00658	Tuesday, April 16, 2024	1300	FM 1103
DRUG VIOLATION	24-00592	Friday, April 5, 2024	1300	FM 1103
DRUG VIOLATION	24-00613	Tuesday, April 9, 2024	400	TOLLE RD

3 DRUG VIOLATION

EMERGENCY DETENTION

EMERGENCY DETENTION	24-00679	Saturday, April 20, 2024	100	BLK LOOP 539 E
EMERGENCY DETENTION	24-00721	Sunday, April 28, 2024	224	BROAD OAK
EMERGENCY DETENTION	24-00704	Wednesday, April 24, 2024	580	CIBOLO VALLEY DRIVE
EMERGENCY DETENTION	24-00649	Monday, April 15, 2024	200	CLOUD CROSSING
EMERGENCY DETENTION	24-00598	Friday, April 5, 2024	100	EVENING BREEZE
EMERGENCY DETENTION	24-00687	Monday, April 22, 2024	1300	FM 1103
EMERGENCY DETENTION	24-00588	Thursday, April 4, 2024	233	FRITZ WAY
EMERGENCY DETENTION	24-00695	Wednesday, April 24, 2024	412	LANDMARK STONE
EMERGENCY DETENTION	24-00590	Friday, April 5, 2024	304	MOONLIGHT CT
EMERGENCY DETENTION	24-00673	Thursday, April 18, 2024	121	RATTLESNAKE WAY
EMERGENCY DETENTION	24-00615	Tuesday, April 9, 2024	536	SADDLE BACK TRAIL
EMERGENCY DETENTION	24-00636	Friday, April 12, 2024	314	SINGING BROOK
EMERGENCY DETENTION	24-00624	Thursday, April 11, 2024	420	STONEBROOK DR
EMERGENCY DETENTION	24-00688	Monday, April 22, 2024	125	VERBANA GAP
EMERGENCY DETENTION	24-00572	Monday, April 1, 2024	213	WILLOW CREST

15 EMERGENCY DETENTION

EVADING ARREST

EVADING ARREST	24-00617	Tuesday, April 9, 2024	200	BANDANA
EVADING ARREST	24-00579	Tuesday, April 2, 2024	600	FM 78E

2 EVADING ARREST

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
FRAUD				
FRAUD	24-00593	Friday, April 5, 2024	421	CACTUS FLOWER
FRAUD	24-00631	Friday, April 12, 2024	816	LASERRA
FRAUD	24-00569	Monday, April 1, 2024	4625	LOWER SEGUIN RD
FRAUD	24-00668	Wednesday, April 17, 2024	222	NOTCH LEAF
FRAUD	24-00578	Tuesday, April 2, 2024	229	PUDU TRAIL
FRAUD	24-00570	Monday, April 1, 2024	322	SCOTCH ROSE LANE
FRAUD	24-00616	Tuesday, April 9, 2024	136	WHITNEY WAY
<hr/>				
7 FRAUD				
HARASSMENT, TELEPHONE				
HARASSMENT, TELEPHONE	24-00609	Monday, April 8, 2024	4651	GREY SOTOL WAY
HARASSMENT, TELEPHONE	24-00734	Tuesday, April 30, 2024	815	ROLLING RIVER
<hr/>				
2 HARASSMENT, TELEPHONE				
HOSPICE				
HOSPICE	24-00628	Friday, April 12, 2024	648	AMBER CREEK
HOSPICE	24-00587	Thursday, April 4, 2024	224	CRYSTAL VALLEY DRIVE
HOSPICE	24-00662	Wednesday, April 17, 2024	816	EVERYDAY
HOSPICE	24-00681	Saturday, April 20, 2024	104	FALLING SUN
HOSPICE	24-00626	Thursday, April 11, 2024	213	HINSDALE RUN
<hr/>				
5 HOSPICE				
IMPOUND, ABANDONED				
IMPOUND, ABANDONED	24-00629	Friday, April 12, 2024	9579	IH-10 EB
<hr/>				
1 IMPOUND, ABANDONED				
INTOXICATED, DRIVING WHILE				
INTOXICATED, DRIVING WHILE	24-00726	Monday, April 29, 2024	129	PINTO PLACE
<hr/>				
1 INTOXICATED, DRIVING WHILE				
INTOXICATION, PUBLIC				
INTOXICATION, PUBLIC	24-00661	Tuesday, April 16, 2024	113	LOGGY BAYOU
<hr/>				
1 INTOXICATION, PUBLIC				
MINOR IN POSSESSION				
MINOR IN POSSESSION	24-00696	Wednesday, April 24, 2024	1300	FM 1103
<hr/>				
1 MINOR IN POSSESSION				

Cibolo Police Department
Report Call Summary
April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
MINOR IN POSSESSION OF TOBACCO P				
MINOR IN POSSESSION OF TOBACCO P	24-00694	Tuesday, April 23, 2024	2900	CIBOLO VALLEY DR
	1	MINOR IN POSSESSION OF TOBACCO PROI		
PROPERTY, DAMAGE TO CITY				
PROPERTY, DAMAGE TO CITY	24-00632	Friday, April 12, 2024	600	BENTWOOD RANCH DRIVE
PROPERTY, DAMAGE TO CITY	24-00614	Tuesday, April 9, 2024	108	CIBOLO DRIVE
PROPERTY, DAMAGE TO CITY	2024-15717	Monday, April 15, 2024	108	CIBOLO DRIVE
PROPERTY, DAMAGE TO CITY	24-00645	Monday, April 15, 2024	108	CIBOLO DRIVE
	4	PROPERTY, DAMAGE TO CITY		
PROPERTY, DAMAGED				
PROPERTY, DAMAGED	24-00708	Thursday, April 25, 2024	3133	LOWER SEGUIN ROAD
	1	PROPERTY, DAMAGED		
PROPERTY, FOUND				
PROPERTY, FOUND	24-00665	Wednesday, April 17, 2024	161	BUCKSKIN WAY
	1	PROPERTY, FOUND		
PROPERTY, MISSING				
PROPERTY, MISSING	24-07029	Tuesday, April 30, 2024	850	FM 1103
	1	PROPERTY, MISSING		
RUNAWAY/MISSING				
RUNAWAY/MISSING	24-00625	Thursday, April 11, 2024	257	CALERA COVE
RUNAWAY/MISSING	24-00621	Wednesday, April 10, 2024	1300	FM 1103
RUNAWAY/MISSING	24-00692	Monday, April 22, 2024	129	SPRINGTREE GROVE
RUNAWAY/MISSING	24-00663	Wednesday, April 17, 2024	108	WIND WILLOW
	4	RUNAWAY/MISSING		
STALKING				
STALKING	24-00711	Thursday, April 25, 2024	177	SPRINGTREE PARKWAY
	1	STALKING		
SUICIDE				
SUICIDE	24-00637	Friday, April 12, 2024	500	COUNTRY LANE
	1	SUICIDE		

Cibolo Police Department

Report Call Summary

April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
TERRORISTIC THREAT				
TERRORISTIC THREAT	24-00608	Saturday, April 6, 2024	400	KILDARE DR
TERRORISTIC THREAT	24-00693	Monday, April 22, 2024	515	THISTLE CREEK DRIVE
<hr/>				
2 TERRORISTIC THREAT				
<hr/>				
THEFT				
THEFT	24-00574	Tuesday, April 2, 2024	224	BROAD OAK DRIVE
THEFT	24-00646	Monday, April 15, 2024	520	CHELSON HUNT
THEFT	24-00728	Monday, April 29, 2024	602	CIBOLO VALLEY DR
THEFT	24-00650	Tuesday, April 16, 2024	505	COWBOY KNOLL
THEFT	24-00583	Thursday, April 4, 2024	413	COWBOY PEAK
THEFT	24-00600	Friday, April 5, 2024	221	DOVE HILL
THEFT	24-00647	Monday, April 15, 2024	124	ELM STREET
THEFT	24-00712	Thursday, April 25, 2024	812	EVERYDAY WAY
THEFT	24-00680	Saturday, April 20, 2024	850	FM 1103
THEFT	24-00652	Tuesday, April 16, 2024	850	FM 1103
THEFT	24-00653	Tuesday, April 16, 2024	850	FM 1103
THEFT	24-00655	Tuesday, April 16, 2024	850	FM 1103
THEFT	24-00584	Thursday, April 4, 2024	446	FOXTAIL VALLEY
THEFT	24-00635	Friday, April 12, 2024	304	GATEWOOD CLIFF
THEFT	24-00603	Saturday, April 6, 2024	624	PERUGIA
THEFT	24-00641	Saturday, April 13, 2024	200	PFEIL ROAD
THEFT	24-00654	Tuesday, April 16, 2024	317	SCOTCH ROSE
THEFT	24-00656	Tuesday, April 16, 2024	307	STEELE WAY
THEFT	24-00657	Tuesday, April 16, 2024	303	STEELE WAY
THEFT	24-00633	Friday, April 12, 2024	120	STREAN CROSSING
THEFT	24-00604	Saturday, April 6, 2024	141	WILLOW VIEW
<hr/>				
21 THEFT				
<hr/>				
TRAFFIC COMPLAINT				
TRAFFIC COMPLAINT	24-00581	Wednesday, April 3, 2024	2400	CIBOLO VALLEY DRIVE
<hr/>				
1 TRAFFIC COMPLAINT				
<hr/>				
TRAFFIC ENFORCEMENT				
TRAFFIC ENFORCEMENT	24-00630	Friday, April 12, 2024	1000	CIBOLO VALLEY DR
TRAFFIC ENFORCEMENT	24-00691	Monday, April 22, 2024	2000	CIBOLO VALLEY DRIVE
<hr/>				
2 TRAFFIC ENFORCEMENT				
<hr/>				
WARRANT SERVICE				
WARRANT SERVICE	24-00585	Thursday, April 4, 2024	224	BROAD OAK
WARRANT SERVICE	24-00717	Friday, April 26, 2024	326	SORENSTAM WAY

5/1/2024

Cibolo Police Department
Report Call Summary
April 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
	2	WARRANT SERVICE		
Grand Total:		160		



City of Cibolo

City Council Regular Meeting Staff Report

Animal Services Monthly Report - April 2024

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Staff Update	Item: 12C
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

[Animal Svcs Monthly Report Apr 2024.pdf](#)

CIBOLO ANIMAL SERVICES

MONTHLY REPORT

April 2024

TOTALS

INTAKES

Return/Owner Surrender	3
Seized/Custody	0
Stray	80 43 cats 37 dogs
Transfer in	0
Wildlife In	5

TOTAL 88

OUTCOMES

Adoption	17
Missing	0
Died in Shelter/upon arrival	8 3 deceased upon arrival, 5 died (1 injured rabbit 4 neonatal kittens failed to thrive)
Return to Owner	19
Transfer Out	6
Euthanasia	0
Wildlife Out	5 To Wildlife Rescue

TOTAL 55

Transfer Out - Locations

Cibolo Adopt & Rescue	0
In Dog We Trust	0
Humane Society of New Braun.	0
Good Catch Dog Rescue	0
The Animal Defense League	4 Kittens with Panleukopenia

TOTAL 4

BITE CASES

Currently in Foster 24

TOTAL NEW LICENSES ISSUED 11 (Does not count renewals)

VOLUNTEER HOURS 215.85 57 volunteer +158.85 Community Service

LIVE RELEASE RATE 100%





City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action regarding the Cibolo Police Department School Resource Officer (SRO) Program and exploring options to shift five SROs to patrol. (Chief Andres)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action	Item: 15A
From		
Thedrick Andres, Chief of Police		

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

On April 9, 2024, the City Council discussed the cost of returning five SRO positions to the Cibolo Police Department Patrol Division. Provide an overview of the Cibolo Police Department School Resource Officer (SRO) Program and funding allocation for the current Seventh Amendment ILA and proposed Eighth Amendment ILA between the SCUC ISD and the City of Cibolo.

STAFF RECOMMENDATION:

The Staff is seeking City Council direction and feedback concerning the SRO Program.

FINANCIAL IMPACT:

\$495,000.00 to return five Cibolo Police Officers from SCUC ISD to the patrol division.

MOTION(S):

N/A

Attachments

[SRO Presentation updated REVISED by Chief Andres 2024-05-07.pdf](#)

[Day in the life of an SRO \(1\).pdf](#)

[ILA SCUCISD-SRO-Original 7-30-2014.pdf](#)

SRO Program Overview

Presented By:
Thedrick Andres, Chief of Police
&
Steven Schauer, SRO Sergeant

May 14, 2024



Presentation Overview

- City Council Request - April 9th
 - Termination of SRO ILA
- Cost to Move SROs to Patrol
- When is a Police Officer needed at a School?
- 5-Year Calls for Service - Top 5 CFS
 - Difference Between Arrests/Detentions
- Options for SRO Interlocal Agreement
- Day in the Life of a School Resource Officer (SRO)
- Council Direction/Feedback



Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?
 - The City will need to provide notice to the SCUCISD per Section 3.2 of the current ILA if it wants to terminate the agreement.
2. Does City Council have a clear picture of the duties of an SRO that can not be fulfilled by a security guard based on the information provided in this presentation?
3. If City Council wants to keep SROs on school campuses, what model does it prefer based on the options presented (not exhaustive)? City Council will need to direct the city manager along with the Chief of Police and Executive Director to negotiate the terms of a new ILA for FY25.
4. Does City Council want the city manager to request the SCUCISD amend the current ILA for an 8th amendment for FY24? The amendment will only change the compensation paid by SCUCISD to the City of Cibolo based on the CPI-U.



City Council Request – April 9th

- At the April 9th Council meeting, the discussion and direction included:
 - The council inquired about the need to assign more police officers to patrol to execute a geographic policing model in the City of Cibolo as recommended by the new Chief.
 - A discussion about a way forward in implementing this geographic policing model referenced shifting SROs from schools to patrol.
 - What is the actual need for police officers in schools?
 1. The primary function of SROs is crime prevention!
 2. SROs have experience and training in responding to critical incidents on school campuses.
 3. SROs provide a highly visible presence on school campuses that serves as a deterrent to criminal offenses on campus.
 4. SROs have experience identifying actors on campus who are bullying, committing theft, and possessing illegal drugs on school property.
 5. SROs serve as Criminal Justice Educators, coaches, and mentors - Informal Counselors and build relations with students in a positive environment.



City Council Request – April 9th Cont'd

- ILA Termination Clause

3.2 This Agreement may be terminated at any time by any Party, with or without cause, upon **One Hundred Eighty (180) days written notice prior to September 30 of a year** delivered by and or U. S. Certified Mail to the other Party. No termination will relieve the obligation of SCUCISD to pay Cibolo for any amounts due and payable for Services performed hereunder prior to termination.



Cost to Move an SRO to Patrol

- Major Assumptions
 - Based on current 7th Amendment
 - Patrol Officer, not Sgt., salary is \$67,000
 - Officer is on City benefits
 - Overtime of more than \$11,500
 - Vehicle is under current lease program
- Fully Loaded Cost of 1 Patrol Officer = \$133,259
 - Salary and benefits = \$105,007
 - Other Spending = \$28,252
- Under Proposed ILA with 72%/28% split:
 - SCUCISD share = \$95,946
 - Cibolo share = \$37,313 (based on current 7th Amend ILA)
- Cost to move 1 SRO to Patrol duty = \$95,946

Duty Title	Police Officer
Salary	\$ 67,000.00
Certification Pay	\$ 2,080.00
Longevity Pay	\$ 1,080.00
SS/Medicare	\$ 5,367.24
SUTA	\$ 9.00
Medical	\$ 7,532.88
Dental	\$ 390.60
Vision	\$ 72.00
EAP	\$ 16.68
Wellness	\$ -
Life/AD&D	\$ 120.60
Retirement	\$ 8,889.27
Worker's Comp	\$ 852.45
Overtime	\$ 11,596.15
Vehicle Cost	\$ 20,400.00
Vehicle Fuel	\$ 1,600.00
Vehicle Repairs	\$ 1,000.00
Contract/Radio Services	\$ 480.00
Travel & Training	\$ 2,000.00
Telephone	\$ 572.00
Uniforms & Clothing	\$ 500.00
Marketing	\$ 100.00
Equipment	\$ 600.00
IT Equipment	\$ 1,000.00
Salaries & Benefits	\$ 105,006.88
Other Spending	\$ 28,252.00
Annual Cost	\$ 133,258.88
SCUC Shared Cost (72%)	\$ 95,946.39
Cibolo Shared Cost (28%)	\$ 37,312.49

NOTE: The above salary does not consider market adjustments in FY25 based on survey of surrounding cities and remaining competitive in compensation.



Current Amendment vs. Proposed Amendment

Current ILA (7th Amendment- corrected)			Proposed ILA (8th Amendment)	
Salaries & Benefits	546,172.20		Salaries & Benefits	546,172.20
Other	141,260.00		Other	141,260.00
Total	687,432.20		Total	687,432.20
SCUCISD contribution	500,280.00		SCUCISD contribution	520,290.00
100056 x 5 officers			104058 x 5 officers	
Cibolo funded	187,152.20		Cibolo funded	167,142.20
SCUCISD Funding	72.8%	SCUCISD Funding	75.7%	
Cibolo Funding	27.2%	Cibolo Funding	24.3%	
We say it is 100% funded, but the ILA was from 2022 and for officers (not Sgt) wages			ILA 100% funded, actual amount	

When is a Police Officer needed at a School?

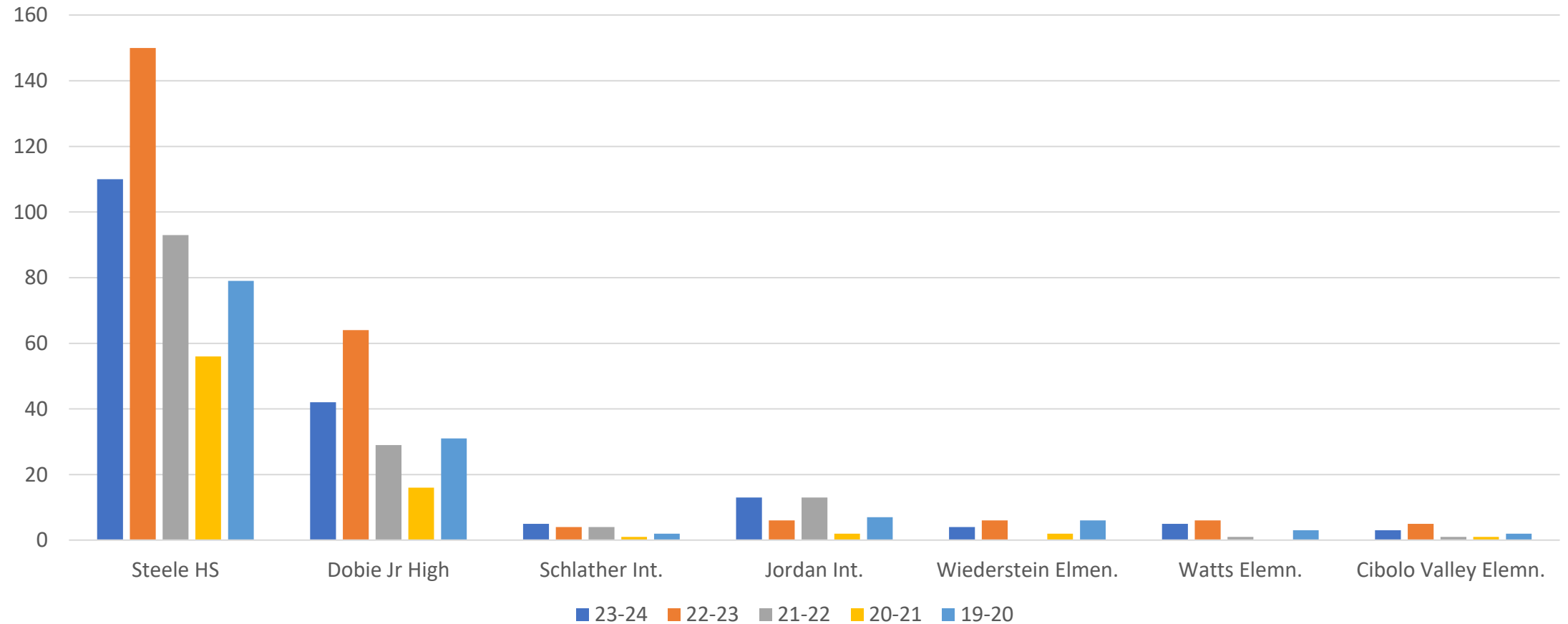
As an example, the police department responded to the following calls for service at Steele High School over the last five years:

< 911 Hang Up/Open Line		-Structure)	Damage to Property	Juvenile Problem	Threats
< Accident-MV Hit & Run		z	3 ç	Misc Incident/Info	Traffic Compl/Reckless
< Accident-MV No Injury		>	Dist - Noise	Runaway	Traffic Hazard/Contl
< ACCIDENT-MV INJ	+	ç	3 -Non Viol	Sex Offense	Trespassing
< Assault	+	ç	3 z	Suicide/Attempt	Welfare Check/M H Crisis
< Assault-Already Occurred	-	r ç	¥ ç	Suspicious	Welfare Concern
< Assist EMS	-	ç r	Wç ç	Theft	

- The presence of a police officer is required when making arrests for calls for service involving Assaults, Burglaries, Drug Offenses, Sex Offenses, Thefts, and Traffic Offenses.
- In short, there is no other location in the City that has as many calls for service as Steele HS that requires a police officer to respond, regardless of a security guard on duty.

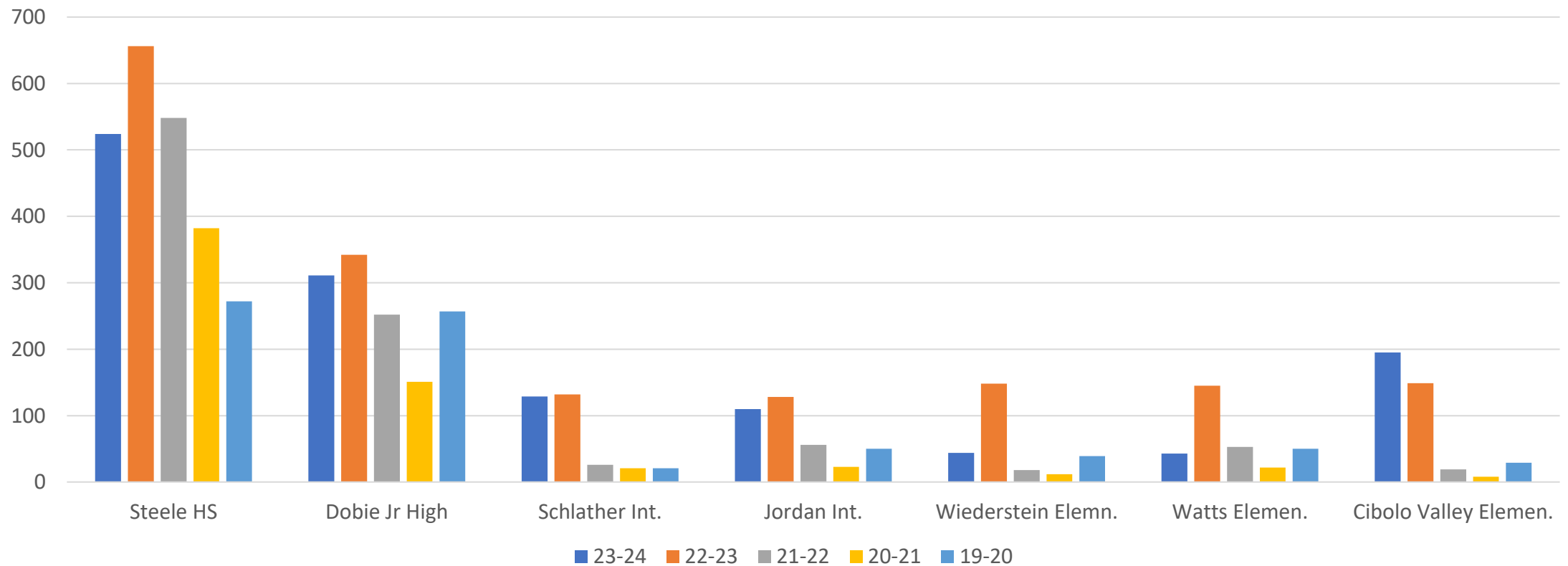


All Case Numbers

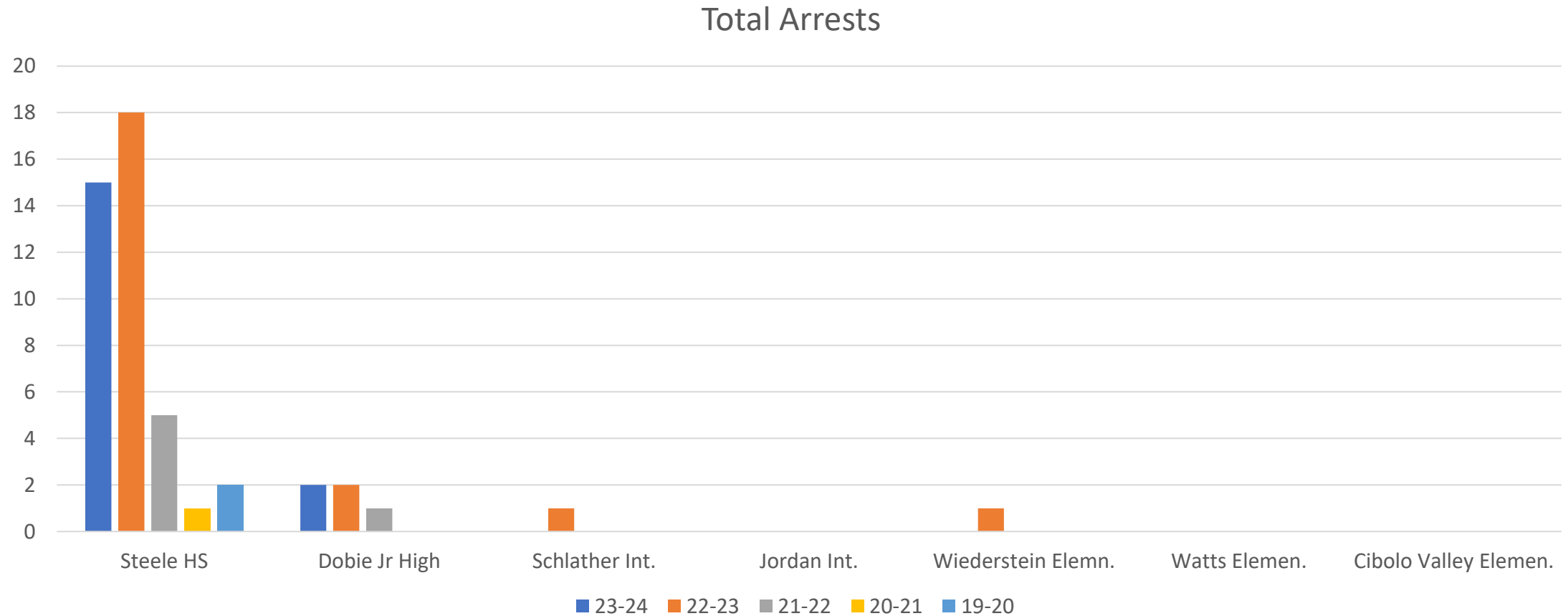


All CFS Numbers

Calls For Service



Total Arrests

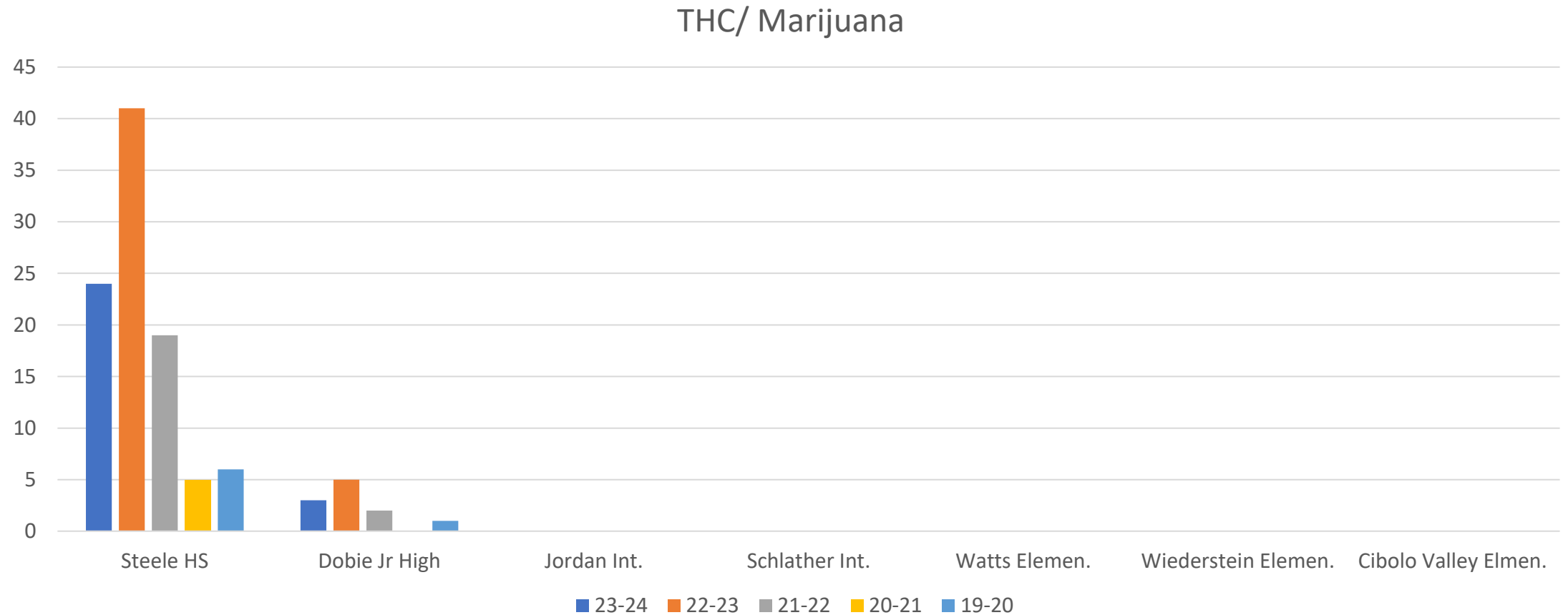


Top 5 Calls for Service – Past 3 Years

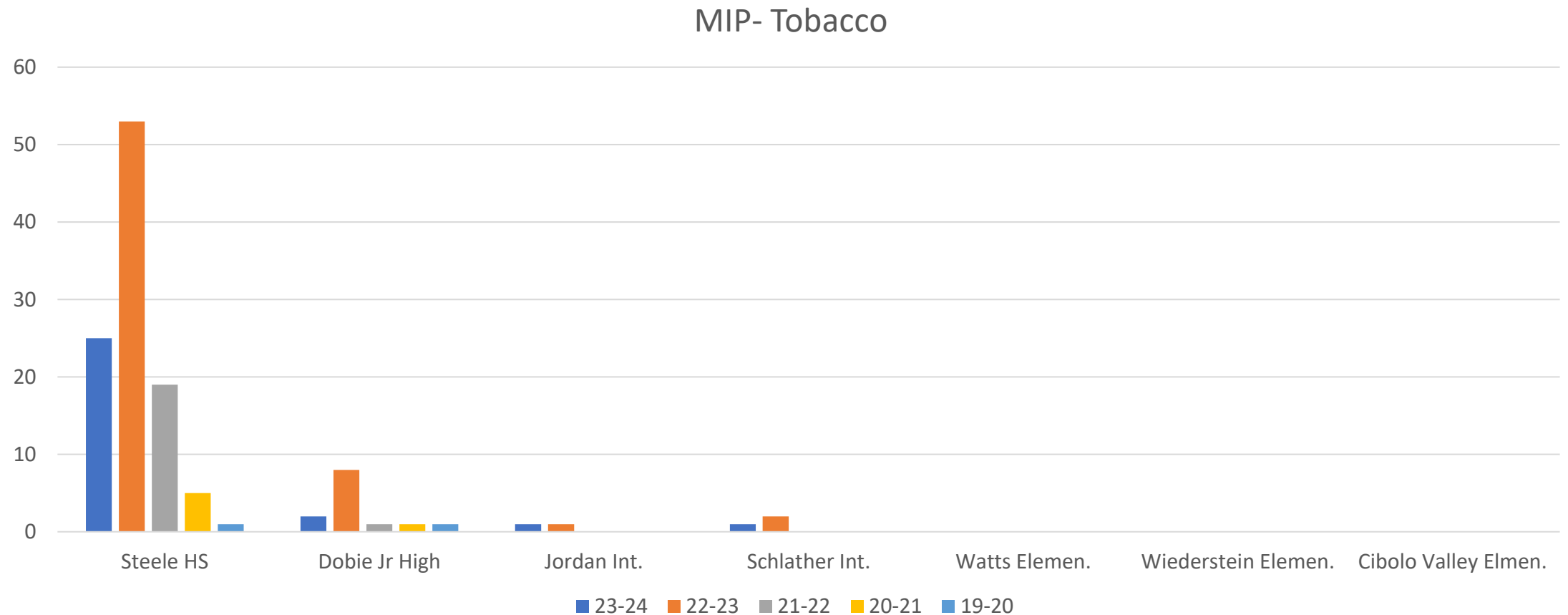
2023-2024		2022-2023		2021-2022	
THC/Marijuana		THC/Marijuana		THC/Marijuana	
Steele	24	Steele	41	Steele	19
Dobie	3	Dobie	5	Dobie	2
MIP Tobacco		MIP Tobacco		MIP Tobacco	
Steele	25	Steele	53	Steele	19
Dobie	2	Dobie	8	Dobie	1
Jordan	1	Jordan	1	Jordan	0
Schlather	1	Schlather	2	Schlather	0
Assault		Assault		Assault	
Steele	14	Steele	17	Steele	17
Dobie	13	Dobie	27	Dobie	8
Jordan	3	Jordan	2	Jordan	5
Schlather	2	Schlather	1	Schlather	2
Watts	1	Cibolo Valley	1		
Threats		Threats		Threats	
Steele	6	Steele	4	Steele	2
Dobie	5	Dobie	4	Dobie	5
Jordan	1	Jordan	2	Jordan	5
Watts	1	Schalther	1		
Cibolo Valle	2	Watts	1		
		Cibolo Valley	2		
		Wiederstein	2		
Sex Offenses		Sex Offenses		Sex Offenses	
Steele	5	Steele	6	Steele	7
Dobie	5	Dobie	5	Dobie	2
Jordan	1	Cibolo Valley	1	Jordan	1
Schlather	2			Schalther	1
				Cibolo Valley	1



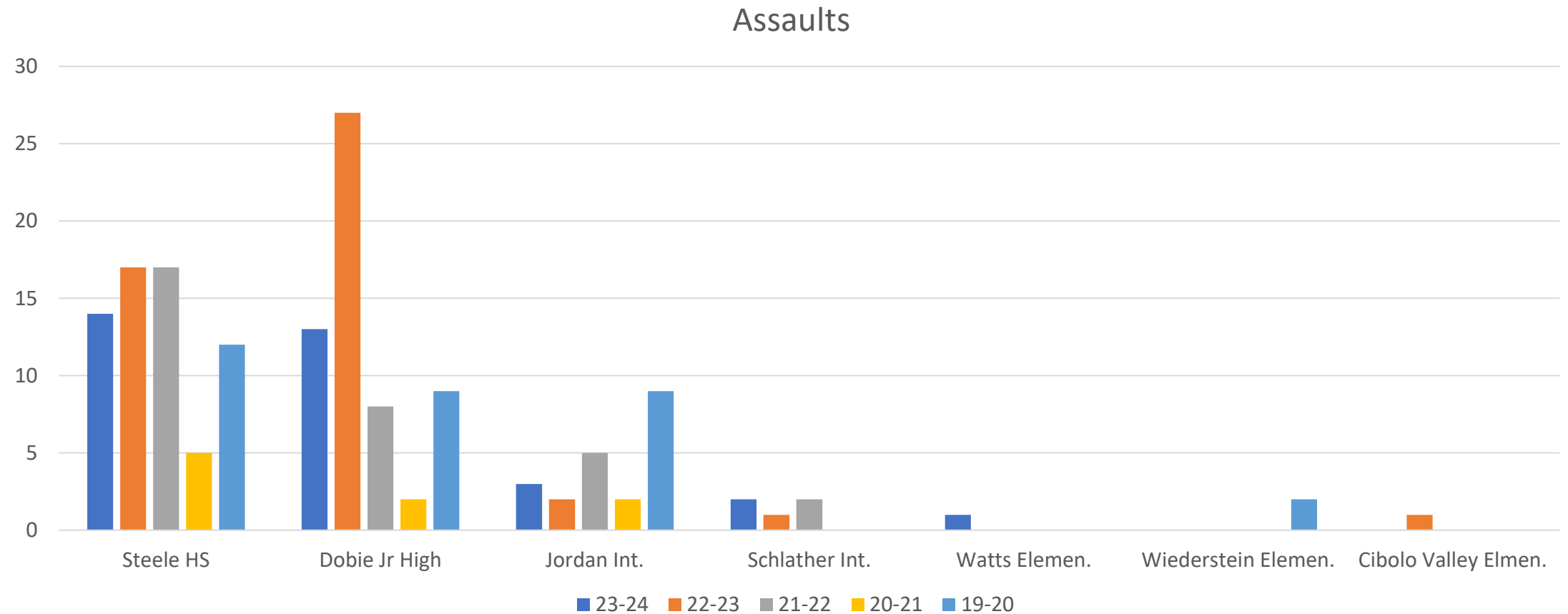
THC/ Marijuana



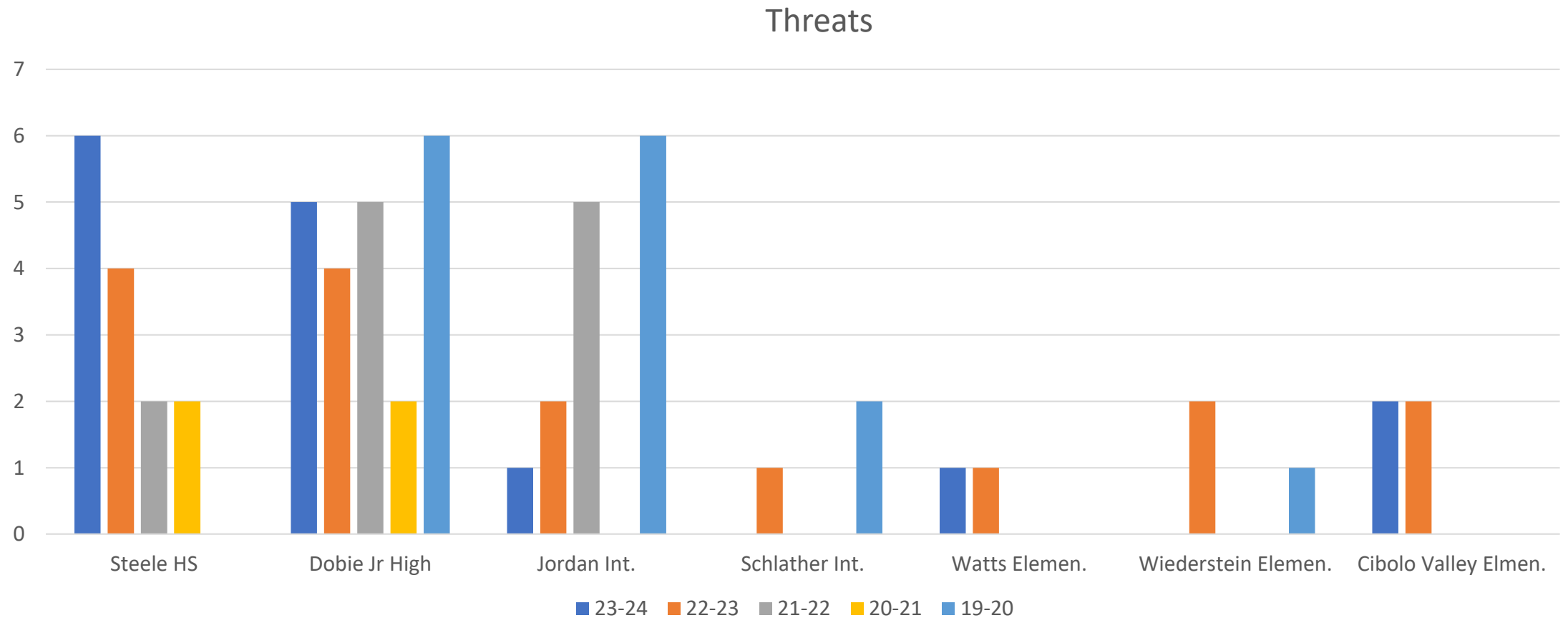
Minor in Possession - Tobacco



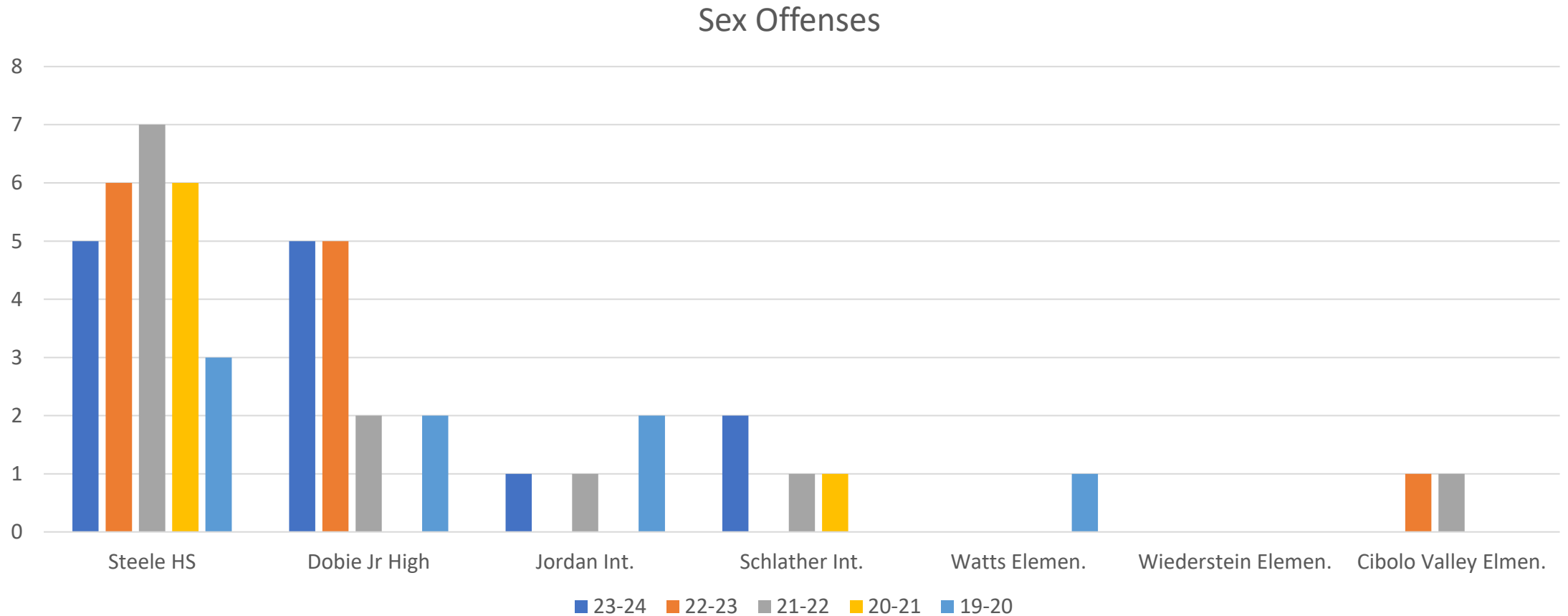
Assaults



Threats



Sex Offenses



Costs for Proposed ILA for 10 SROs

10 SROs 72/28 Split per HB3	
Salaries	1,026,203.16
Other	282,520.00
Total	1,308,723.16
SCUCISD contribution	942,280.67
72% of 10 officer total	
Cibolo funded	366,442.48
SCUCISD Funding	72.0%
Cibolo Funding	28.0%

10 SROs total, 8-72/28 Split- Per HB 3 and full cost for Sergeant & Roving SRO	
Salaries	1,026,203.16
Other	282,520.00
Total	1,308,723.16
SCUCISD contribution	1,025,207.78
72% of 8 officers, 100% of Sgt & 1 rover	
Cibolo funded	283,515.38
SCUCISD Funding	78.3%
Cibolo Funding	21.7%

Costs for Proposed ILA for 5 or 7 SROs

5 SROs 72/28 Split-Per HB 3	
Salaries & Benefits	546,172.20
Other	141,260.00
Total	687,432.20
SCUCISD contribution	494,951.18
72% of 5 officer salaries	
Cibolo funded	192,481.01
SCUCISD Funding	72.0%
Cibolo Funding	28.0%

7 SROs total, 5-72/28 Split- Per HB 3 and full cost for Sergeant & Roving SRO	
Salaries & Benefits	738,184.58
Other	197,764.00
Total	935,948.58
SCUCISD contributio	756,810.08
72% of 5 officers, 100% of Sgt & 1 rover	
Cibolo funded	179,138.50
SCUCISD Funding	80.9%
Cibolo Funding	19.1%

Options for SRO ILA

Opt. 1- 5 SROs

School	# SROs
Steele HS	2
Dobie Middle	1
Cibolo Valley Elementary	1
SRO Supervisor	1

Opt. 2 7 SROs

School	# SROs
Steele HS	2
Dobie Middle	1
Jordan Intermediate	1
Schlather Intermediate	1
Rover	1
SRO Supervisor	1

Opt. 3 10 School Resource Officers

School	# SROs
Steele HS	2
Dobie Middle	1
Jordan Intermediate	1
Schlather Intermediate	1
Watts Elementary	1
Wiederstein Elementary	1
Cibolo Valley Elementary	1
Rover	1
SRO Supervisor	1

If Option 1 or 2 are preferred by City Council, the SCUCISD will need to determine if it wants to fill the other campuses with off-duty officers or seek an exemption as prescribed under HB 3.



Day in the Life of an SRO



Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?
 - The City will need to provide notice to the SCUCISD per Section 3.2 of the current ILA if it wants to terminate the agreement.
2. Does City Council have a clear picture of the duties of an SRO that can not be fulfilled by a security guard based on the information provided in this presentation?
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4. Does City Council want the city manager to request the SCUCISD amend the current ILA for an 8th amendment for FY24? The amendment will only change the compensation paid by SCUCISD to the City of Cibolo based on the CPI-U.



Day in the Life of an SRO

In the mornings Steele SROs provide traffic control at the intersection of FM 1103 and Knights Crossing to allow steady movement of traffic due to there not being a traffic control signal at the intersections. The second Steele SRO is on the campus providing security and being visible to high student areas such as the courtyard when students arrive for the day. The SRO located at Dobie is visible during parent drop-off and within the cafeteria where students gather as they arrive. The officer located at the Elementary school is also present during parent drop-off and pick-up. This provides students and parents with peace of mind, knowing their child is in good hands with an officer present at the campus. Steele SROs also provide traffic control at the end of the school day at FM 1103 and Knights Crossing. This allows students and school buses to safely exit the school onto the roadway while ensuring traffic in the area continues to move smoothly. SROs on other campus' are present during parent pick up.

Throughout the day the SROs walk the hallways and patrol the parking lot, being visible and watching for any suspicious activity. SROs are constantly interacting with students and staff, building relationships. Throughout the day an SRO may be called for several reasons including a criminal offense that may have taken place, a student in a mental health crisis, or a student that is causing a disturbance where the school admin needs assistance and ensure to de-escalate the situation and ensure safety of persons and property. SROs are visible in the schools' busiest times such as passing periods and lunch when a large of number students gather and is high time for possible incidents including violence, drug activity, and statistically, a high target population for mass violence. Officers meet with students regularly to talk about matters outside of law enforcement such as a student's home life, grades, and advice on a student's interests. SROs also have crucial conversations with students who have a history of trauma or a history of self-inflicted injuries to assist with their head space and allow a person to talk to and ensure their well-being.

Should the SRO unit be removed, the Cibolo Police Department would continue to provide services to the schools within Cibolo city limits. Depending on the option SCUC would take to provide security, Cibolo Patrol Officers would respond to the schools to investigate any crime from drugs, assaults, threats, sex offenses, mental health crisis, CPS referral situations, and many more. Outside of direct law enforcement needs the department would continue providing coaching and mentoring to our youth. This is completed through school assembly's where SROs teach the dangers of social media, drugs, and state mandated classes such as the interaction with police during a traffic stop. SROs also discuss heavily with students on accountability for their actions. When students make mistakes that need to involve SROs we ensure to follow up with the students to get them back on track. This helps the student not make the same mistakes and potentially helps a student from becoming a statistic. Furthermore, SROs are involved in many school programs including bike rodeos, book fairs, career days, family nights, and security at athletic events. All these programs are completed to build the relationship between police and the youth and is imperative that it be continued.

The SROs have created and maintained a great working relationship with the school admin. Through this relationship, calls are completed in a thorough and timely manner. SROs can collect information needed for cases throughout the day due to several incidents going on during the day. While a patrol officer would need to remain at the school until all documentation is completed. SROs are also able to collect great intel for criminal investigations the department is investigating that occur both within the school and outside within Cibolo communities. Cibolo SROs will be highly involved with any school activities

occurring throughout the day at the school to have officer presence and show support for students' interests.

At this current time in our country, the relationship between school-aged children and teens with the police is fragile. Students often base their decisions on how they feel about police officers on what they see on the news. Having police officers in the schools and being able to build bridges between the youth and the police is irreplaceable. I have had personal conversations with students who have stated their perception of police was changed by the personal relationship they made with an SRO. These interactions show students that police officers are not bad, and officers are people with families, similar interests to them, and are here to help even through your times of having to take accountability of one's actions.

Another responsibility an SRO has is ensuring the safety of students and staff. With recent events in the country and within the State of Texas, school safety is a priority for everyone within a community. An SRO is a trained police officer in tactics and more importantly in responses to mass casualty incidents. An SRO being on campus at the time a mass casualty incident occurs are minutes and seconds that can make a critical impact on the outcome of the event. An SRO is familiar with the layout of the school, students, and staff which will immediately allow the officer to respond. Furthermore, the SRO will be able to give instant information to other responding officers. This is information the officers would need to attempt to gather from someone working security in the school that the department may not have communications with. The SRO being present at the school is the first step of the Use of Force continuum, Officer presence with uniformed personnel and a police vehicle acts as a deterrent that plays a vital role in stopping criminal activity. According to the U.S Department of Homeland Security an active shooter event is over in 5 mins or less 70% of the time and active shooter events are over within 10 minutes 90% of the time. In an active shooter event, the attacker starts, causing a 1 to 2 minutes before survivors mentally process the situation and call 9-1-1. There is a minute of call processing time for the dispatch center. This includes a 2-3-minute response time. Again, a police officer on the campus at the time of a major event provides information and an immediate response, giving us a head start on an event that statically will last less than 5 minutes. School safety is a responsibility no police officer takes lightly, but for a School Resource Officer, it is personal, as this is our school, our co-workers, and our kids.

While there is a lot of tangible data available to show the criminal justice and law enforcement work being completed at the Cibolo schools. There is also a lot being completed that is not tangible from the relationships to the conversations, and the deterrence. Overall, the mission statement of the Cibolo Police Department is to "Provide professional police services while enforcing the law and fostering positive community partnerships". The Cibolo SROs complete this mission statement daily with our most vulnerable, influential, and largest community being our children within the schools of SCUCISD.

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
THE CITY OF CIBOLO, TEXAS, AND
SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT**

This Agreement is made and entered into by the **City of Cibolo, Texas** (hereinafter referred to as "Cibolo" and/or "City"), a political subdivision of the State of Texas acting through its City Council, and the **Schertz-Cibolo-Universal City Independent School District** (hereinafter referred to as "SCUCISD"), a political subdivision of the State of Texas acting through its Board of Trustees (Cibolo and SCUCISD collectively referred to as the "Parties") and in this regard hereto mutually agree and state as follows:

WITNESSETH

WHEREAS, Chapter 791 of the Texas Government Code, as amended, entitled Interlocal Cooperation Contracts, authorizes contracts between political subdivisions for the performance of governmental functions and services;

WHEREAS, SCUCISD may commission peace officers to provide necessary security and protection and determine the jurisdiction of such peace officers;

WHEREAS, SCUCISD has determined it is in its best interest to enter into an agreement with Cibolo to provide such services to SCUCISD, and it has specifically authorized the subject peace officers to carry weapons in performing such services at all SCUCISD schools and properties within the City's corporate limits within SCUCISD's jurisdiction and SCUCISD's campuses in Universal City (the "Service Area");

WHEREAS, Cibolo has determined it is in the best interest of its citizens to assign city police officers to provide enhanced law enforcement services to SCUCISD within the Service Area, and to patrol areas within the Service Area; and

WHEREAS, SCUCISD is willing to reimburse Cibolo for salaries, benefits, and associated costs, of the officers assigned to provide the services as set out herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements of the Parties, it is agreed as follows:

The Superintendent of SCUCISD and the City Manager of the City of Cibolo are hereby authorized and directed to execute on behalf of the Parties to this Agreement.

I.

1.1.1 Cibolo agrees to assign two (2) police officers from its department to be employed full-time by Cibolo to perform law enforcement services for SCUCISD as School Resource Officers ("SROs") in the Service Area. The primary purpose of the SROs is to patrol SCUCISD property and campuses to protect all students, personnel, and visitors from physical harm; to prevent property loss due to theft or vandalism; to enforce all laws including municipal ordinances,

county orders, and State law; and to work in coordination with campus officials and SCUCISD administration (the "Services"). SROs assigned may also assist in mediating disputes on campuses in the Service Area, including working with students to help solve disputes in a non-violent manner; acting as a resource person in the area of law enforcement education at the request of staff; speaking to classes on the law, search and seizure, drugs, motor vehicle laws, etc.; and performing other duties as mutually agreed upon; provided that the duty is legitimately and reasonably related to the Services as described herein and is consistent with Federal and State law, local ordinances and orders, laws applicable to SCUCISD, SCUCISD's policies, procedures, rules, or regulations relating to the subject matter of this Agreement, and the policies, procedures, rules, and regulations of the Cibolo Police Department. SCUCISD has provided Cibolo with a complete copy of its policies, procedures, rules, and regulations applicable to the subject matter of this Agreement and will promptly provide each of them with any changes thereto.

1.1.2 SCUCISD and Cibolo at least annually will evaluate the number of SROs to be provided and may increase or decrease the number of SROs by mutual agreement. Any change to the number of SROs covered by this agreement shall be made by amendment in accordance to Section 9.1.

1.2 SROs shall be hired pursuant to Cibolo hiring policies, shall be fully qualified as police officers in the State of Texas and shall primarily be directed by the Chief of Police and other officers of the police force of Cibolo to patrol and provide a police presence on such properties and campuses owned or leased by SCUCISD within the Service Area.

1.3.1 SCUCISD agrees to report all incidents on campuses within the Service Area to the Cibolo Police Department in accordance with Chapter 37 of the Texas Education Code. Subject to SCUCISD's obligations under the Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. §1232g, SCUCISD agrees to provide (a) unrestricted access to student and personnel records as necessary for the investigation of criminal offenses or to ensure the safety and security of school campuses or events, and (b) unrestricted access to technology installed at campuses within the Service Area, including surveillance cameras to provide for the safety and security of campuses. SROs shall be designated as "school officials" under SCUCISD Policy FL (LOCAL). SROs shall maintain the confidentiality of student records as required by FERPA.

1.3.2 When an SRO takes a person into custody in the course of duty under this Agreement, Cibolo shall notify SCUCISD of the incident within the time frame required by law and, to the extent permitted by law, the disposition of the matter. In addition, to the extent permitted by applicable law, SROs shall report to SCUCISD all information obtained during the investigation of any reported incident involving a student for the purposes of determining appropriate disciplinary actions and modifications of education programs as a result of the incident.

1.4 SCUCISD agrees to provide appropriate on-campus office space for SROs.

1.5 SCUCISD agrees to appoint School Attendance officers in accordance with Chapter 25 of the Texas Education Code who will maintain records, investigate offenses, make notifications, and file the appropriate violations in the court having jurisdiction over matters of attendance. The

School Attendance officers may solicit the assistance of peace officers assigned under this Agreement to detain or escort a student in violation of Chapter 25 of the Texas Education Code.

1.6 SCUCISD agrees to maintain a Multi-Hazard Emergency Operations Plan in accordance with Chapter 37 of the Texas Education Code. SCUCISD agrees to conduct drills and exercises required by the statute, jointly with the City of Cibolo and other identified stakeholders.

1.7 SCUCISD agrees that the Chief of Police for the City of Cibolo or his designee will serve as a member of the SCUCISD School Safety and Security Committee.

1.8 SCUCISD agrees to appoint a point of contact who will be responsible for the annual security audit of each campus and who will consult with SROs assigned under this Agreement for input and review of each campus.

1.9 SCUCISD agrees that Cibolo will manage contracts with outside vendors related to canines utilized for the detection of narcotics and ordinance upon school campuses within the Service Area. Cibolo will coordinate the use of such canines with campus administrations whenever possible; however, when in the best interest of law enforcement and campus security, unannounced inspections may occur.

1.10 SCUCISD agrees that services for areas outside of the Service Area or for extracurricular activities and events within the Service Area outside of normal school hours are not Services covered under the terms of this Agreement. Nothing in this Agreement prevents SCUCISD from continuing its practice of hiring off-duty police officers to provide security at sporting events or other special events. This Agreement shall not govern off-duty peace officers hired for these purposes.

1.11 SRO duties shall be performed during normal workdays in the active school year, which generally includes one hundred eighty-seven (187) days during each calendar year. "Normal workdays" refers to the usual or normal hours the officer may be required to work during any calendar week. While school is in session, SROs will be assigned to one or more schools on a full-time basis, forty (40) hours work week, minus any scheduled vacation time, sick time, training time, court time, or any other police-related activity, including any emergencies such as civil disasters. Overtime hours that relate to regular law enforcement duties or that reasonably relate to campus duties must be authorized and approved by the SRO's police supervisor prior to the performance of the overtime work and will be paid in accordance with procedures established by Cibolo.

1.12 The Parties agree that every effort should be made to schedule and/or designate vacation days, compensatory time, and other days off at times when school is not in session or at other times when the absence of SROs will not otherwise cause unnecessary risks.

1.13 SCUCISD understands and agrees notwithstanding other provisions herein that the SROs shall at all times be deemed officers and employees of the City of Cibolo and shall be primarily responsible and answerable to and under the command of the Chief of Police of the City of Cibolo.

1.14 Patrol and other law enforcement duties of the SROs shall be performed with the use of City-owned vehicles, appropriately marked designating law enforcement services being performed under authority of Cibolo.

1.15 The Parties agree that they will use their best reasonable efforts to coordinate media relations pertaining to law enforcement incidents and investigations occurring pursuant to this Agreement prior to the release of information whenever possible. It is understood that, depending on the nature of an incident, law enforcement personnel may be required to conduct on scene interviews and/or briefings for the media without prior coordination between the Parties. Information will only be released by a Party in accordance with established law and its existing policies and procedures.

II.

2.1 SCUCISD agrees to pay to Cibolo from current revenues available for the SROs' salaries, benefits, and administrative fees in four equal quarterly payments on February 1, May 1, August 1, and November 1, with the first payment to be due on August 1, 2014 for the purpose of subsidizing the expenses incurred by Cibolo in the employment and retention of police officers to provide Services on all SCUCISD properties and campuses as herein provided. Cibolo will provide SCUCISD with an invoice at least ten (10) business days prior to each payment date. The Parties agree at such times as are convenient and necessary to adjust and/or recompute the payments as herein provided when there exist circumstances and conditions making such adjustments necessary and desirable to accomplish the objectives of this Agreement. In the first twelve months of this Agreement, the consideration paid by SCUCISD shall be as follows ("Consideration"):

2.2 The total payable for salaries, benefits, personnel related costs, associated costs of providing services, including but not limited to furnishing adequate and appropriate supplies, equipment, vehicles, and any contractual services necessary for the performance of duties in the first year of the Agreement shall not exceed One Hundred Seventy Thousand Dollars (\$170,000.00).

2.2.1 Beginning in the second twelve (12) month period of the initial term of this Agreement, the Consideration shall be increased by a percentage equal to the percentage increase of the U.S. Department of Labor, Consumer Price Index for All Urban Consumers (the "CPI-U"), all items, un-adjusted 12 months ended May of the previous year; provided the city's proposal for a rate adjustment shall be submitted no later than June 30 of each year, shall contain a copy of the CPI-U, and shall be attached as an amendment to the Agreement.

2.2.2 In addition to the change in consideration set out in section 2.2.1, if the number of SROs is changed, the Consideration shall change by mutual agreement.

2.3 SCUCISD certifies that all payments due under this Agreement shall be paid out of the then current fiscal year funds.

2.4 All Parties agree that SROs shall be employed by Cibolo and, as such, shall be provided with all salaries and benefits of similarly-situated and classified employees of Cibolo.

III.

3.1 The Parties agree that the terms and provisions of this Agreement shall commence at 8 a.m. on August 1, 2014 and shall continue in full force and effect for a three-year period ending on July 31, 2017 and, subject to agreement on the Consideration by the Parties, shall automatically annually renew for an additional periods of twelve (12) months, unless the Parties hereto shall have previously exercised their right to cancel this Agreement as hereinafter provided.

3.2 This Agreement may be terminated at any time by any Party, with or without cause, upon One Hundred Eighty (180) days written notice prior to September 30 of a year delivered by hand or U.S. Certified Mail to the other Party. No termination will relieve the obligation of SCUCISD to pay Cibolo for any amounts due and payable for Services performed hereunder prior to termination.

3.3 This Agreement may be terminated by any Party upon not less than thirty (30) days written notice should another Party fail substantially to perform in accordance with the terms of this Agreement through no fault of the Party initiating the termination.

IV.

4.1 This Agreement shall bind and benefit each Party and their legal successors, but shall not otherwise be assignable, in whole or in part, by any Party without first obtaining the written consent of the other Party.

V.

5.1.1 Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities.

5.1.2 The Services provided for herein are governmental functions, and the City and SCUCISD shall be engaged in the conduct of a governmental function while providing and/or performing any Service pursuant to this Agreement.

5.1.3 The relationship of SCUCISD and the City shall, with respect to that part of any Service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors.

5.1.4 Nothing contained herein shall be deemed or construed by the Parties hereto, or by any third party, as creating the relationship of principal and agent, partners, joint venturers, or any other similar such relationship between the Parties hereto.

5.2.1 SCUCISD Insurance or Coverage. The City shall have no liability whatsoever for or with respect to SCUCISD's use of any SCUCISD property or facility, or the actions of, or failure to act by, any employees, subcontractors, agents, or assigns of SCUCISD, and SCUCISD covenants and agrees as follows:

5.2.2 SCUCISD shall be solely responsible, as between SCUCISD and the City and the agents, officers, and employees of the City, for and with respect to any claim or cause of action arising out of or with respect to any act, omission, or failure to act by SCUCISD or its agents, officers, employees, and subcontractors, while on SCUCISD property or while using any SCUCISD facility or performing any function or providing or delivering any service undertaken by SCUCISD pursuant to this Agreement;

5.2.3 For and with respect to SCUCISD property or SCUCISD's use of any SCUCISD facility, SCUCISD hereby contracts, covenants, and agrees to obtain and maintain in full force and effect, during the term of this Agreement, a policy or policies of insurance, or risk pool coverage, in amounts sufficient to insure SCUCISD and its agents, officers, and employees from and against any claim, cause of action, or liability arising out of or from the action, omission, or failure to act by SCUCISD, its agents, officers, employees, and subcontractors in the course of their duties.

5.3.1 City's Insurance or Coverage. SCUCISD shall have no liability whatsoever for the actions of, or failure to act by, any employees, subcontractors, agents, or assigns of the City, and the City covenants and agrees as follows:

5.3.2 The City shall be solely responsible, as between the SCUCISD and the City and the agents, officers, and employees of SCUCISD, for and with respect to any claim or cause of action arising out of or with respect to any act, omission, or failure to act by the City or its agents, officers, employees, and subcontractors, while performing any function or providing or delivering any Service undertaken by the City pursuant to this Agreement;

5.3.3 For and with respect to the Services to be provided by the City to SCUCISD pursuant to this Agreement, the City hereby contracts, covenants, and agrees to obtain and maintain in full force and effect, during the term of this Agreement, a policy or policies of insurance, or risk pool coverage, in amounts sufficient to insure the City and its agents, officers, and employees from and against any claim, cause of action, or liability arising out of or from the action, omission or failure to act by the City, and its agents, officers, employees, and subcontractors in the course of their duties.

5.4 It is specifically agreed that, as between the Parties, each Party to this Agreement shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing its liability and potential liability pursuant to this Agreement; each Party hereto reserves and does not waive any defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstances arising under this Agreement. This Agreement shall not be interpreted nor construed to give to any third party the right to any claim or cause of action, and neither Cibola nor SCUCISD shall be held legally liable for any claim or cause of

action arising pursuant to, or out of the services provided under, this Agreement except as specifically provided herein or by law.

5.5 No Party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, councilmembers, officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants and agreements contained herein.

VI.

6.1 All correspondence and communications concerning this Agreement shall be directed to:

Cibolo : City of Cibolo
 200 S. Main St.
 Cibolo, Texas 78108
 Attention: City Manager

SCUCISD: Schertz-Cibolo-Universal City Independent School District
 1060 Elbel Road
 Schertz, Texas 78154
 Attention: Superintendent

Notices required hereunder shall be hand-delivered or sent by certified mail, return receipt requested.

VII.

7.1 This Agreement inures to the benefit of and obligates only the Parties executing it. No term or provision of this Agreement shall benefit or obligate any person or entity not a Party to it. The Parties hereto shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release, or other consideration under this Agreement.

VIII.

8.1 If any provision of this Agreement shall be deemed void or invalid, such provision shall be severed from the remainder of this Agreement, which shall remain in force and effect.

IX.

9.1 This Agreement is the entire agreement between SCUCISD and Cibolo as to the subject matter hereof, and is the sole and only agreement of the Parties and supersedes any prior understanding or written or oral agreement relative to the subject matter hereof and expressly supersedes the prior Interlocal Agreement dated May 19, 2011. This Agreement may be amended only by written instrument duly approved and executed by the Parties in accordance with the formalities of this Agreement.

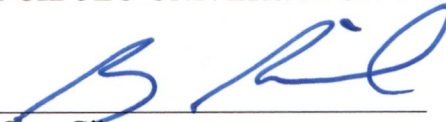
Mark

X.

10.1 The Parties agree this Agreement shall be construed under the laws of the State of Texas, and obligations under the Agreement shall be performed in Guadalupe County, Texas.

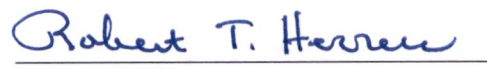
The Parties hereto have executed this Agreement this 30th day of July, 2014.

SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT

By: 
Dr. Greg Gibson
Superintendent of Schools

Attested by: 

CITY OF CIBOLO

By: 
Robert T. Herrera
City Manager

Attested by: 





City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2023. (Ms. Miranda and Ms. Pitman)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action	Item: 15B
From		
Anna Miranda, Finance Director		

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[City of Cibolo Texas ACFR YE 9-30-23x.pdf](#)

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FISCAL YEAR ENDED
SEPTEMBER 30, 2023





City of Cibolo, Texas



Annual Comprehensive Financial Report Fiscal Year Ended September 30, 2023

Prepared by the Finance Department



CITY OF CIBOLO, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the year ended September 30, 2023

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CITY OF CIBOLO, TEXAS

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CITY OF CIBOLO, TEXAS

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CITY OF CIBOLO, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
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INTRODUCTORY SECTION





City of Cibolo 200 South Main / PO BOX 826 Cibolo, Texas 78108 (210) 658-9900 www.cibolotx.gov

May 14, 2024

To the Honorable Mayor, City Council, and Citizens of the City of Cibolo:

State law requires that local governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) in the United States of America and audited in accordance with generally accepted auditing standards in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the City of Cibolo for the fiscal year ended September 30, 2023.

This report consists of management's representations concerning the finances of the City of Cibolo. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Cibolo has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse; and to compile sufficient, reliable information for the preparation of the City of Cibolo's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Cibolo comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Cibolo's financial statements have been audited by ABIP, PC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Cibolo, for the fiscal year ended September 30, 2023, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Cibolo's financial statements for the fiscal year ended September 30, 2023, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Cibolo's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Cibolo, incorporated in 1965, is located in the central part of Texas, which is considered to be a top growth area in the state, and one of the top growth areas in the country. The City of Cibolo currently occupies a land area of 15.9 square miles and serves an estimated population of over 35,000. The City of Cibolo is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Cibolo has operated under the council-manager form of government since September 2004. Policymaking and legislative authority are vested in a City Council consisting of the mayor and 7 members. The City Council is responsible for establishing public policy on City matters by the passage of appropriate ordinances and resolutions. The City Manager is responsible for overseeing the day-to-day operations of the government, implementing policy established by City Council, and for appointing the heads of the various departments. Since November 2013, the council is elected by district on a nonpartisan basis, while the Mayor is elected at-large. As of November 2018, all serve three-year staggered terms. Prior to November 2018, term lengths were two years. In November 2021, citizens voted to alter the composition of City Council from 7 single member districts to 4 representing districts and 3 elected at-large. The City is working with a demographer to establish those districts.

The City of Cibolo provides a full range of services, including police and fire protection, the construction and maintenance of streets and drainage ways, parks maintenance, water and wastewater services, building inspection, planning and zoning, municipal code compliance and animal services.

The annual budget serves as the foundation for the City of Cibolo's financial planning and control. All departments of the City of Cibolo are required to submit requests for appropriation to the City Manager by June of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the council for review prior to August 15th. The City Council holds public hearings and community meetings on the proposed budget and adopts a final budget by no later than September 30th, the close of the City of Cibolo's fiscal year. The City Council may authorize budget amendments as necessary during the year when unforeseen events occur. Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented on pages 87-88 as part of the required supplementary information.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Cibolo operates.

Local economy. The City of Cibolo, strategically located on the Interstate 10 and Interstate 35 corridors just outside of San Antonio, is one of the fastest growing cities in the State. With the continued population growth, business activity in Cibolo has flourished. Several factors make Cibolo a premier place to do business: proximity to major urban conveniences, transportation options, and a young, highly educated and skilled workforce. In addition, the strong military presence in the area contributes to the stability in the area.

Cibolo's first major retail development project, Wal-Mart Super Center opened in January of 2016. This construction spurred a lot of activity in the same general area with several personal service businesses, various quick service restaurants and other retailers locating in newly constructed strip centers nearby.

The Northern part of the City along IH35 is under development as well. In May 2019, Santikos Entertainment opened a family entertainment center in Cibolo. The entertainment center includes 12 theaters with luxury reclining seating, arcade games, sports bar and 16 bowling lanes. The facility employs approximately 200 people. In December 2021, Living Spaces opened a 140,000 square foot furniture store as another anchor in this center. This 80-acre project also includes the development of family restaurants and retail development and has had a significant impact on Cibolo's economy.

Along with growth in new retail sectors, Cibolo's downtown area is also experiencing revitalization, with many people drawn to the quaint atmosphere, good food and entertainment being offered in the "Old Town District".

Also in 2019, Aisin Texas, a major manufacturing company, announced that they would be making a \$400 million investment in Cibolo with construction of a 468,200 square foot facility. This facility, was completed in 2021. In 2022, Aisin TX broke ground on its second phase to add 500,000 square feet to expand its manufacturing. Aisin TX is projected to create approximately 900 primary jobs for the area within its first five years.

Long-term financial planning and relevant financial policies. The City of Cibolo fund balance policy sets the City's guideline for maintaining a fund balance level in the general fund that contributes to our financial stability and our strong bond rating. It is the City's goal to maintain fund balance at 28% of expenditures. Historically, the City has been very dependent on property tax revenue and building permits and fees. With the continued development of retail business, our revenues are expected to be more diverse which will help to maintain a stable property tax rate.

Major Initiatives. The City's fiscal year 2024 budget considers a recovering economy and utilization of grant funding from the American Rescue Plan Act (ARPA). Major initiatives included:

- the addition of 4 school resource officers partially funded by the school district;
- the addition of a crime victims liaison funded in part from the grant funds;
- the addition of 2 utility operators funded through user fees; and
- maintaining the City's I&S tax rate at \$0.1793 per \$100 valuation to fund capital infrastructure projects and defease debt.

Certificates of Obligation issued in late 2020, funded by street maintenance tax dollars, funded major infrastructure road repairs, starting with Cibolo Valley Drive, and completed in 2023. Repairs for Bolton, Dean and Lower Sequin are currently underway, with an additional 5 roads under design.

Most recently, Certificates of Obligation, issued in early 2023, funded City Hall renovations and HVAC upgrades, a portion of the public works facility expansion, design of public safety facilities along Interstate Highway 10, and public safety equipment. These projects were completed within 12 months of issuance.

Projects funded by prior bonds to address infrastructure challenges have been recently completed or are underway. These are discussed in greater detail in the MD&A.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cibolo for its annual comprehensive financial report for the fiscal year ended September 30, 2020. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. Although, our current annual comprehensive financial report continues to be prepared to meet the Certificate of Achievement Program's requirements, we are not eligible to submit for this year due to the delay in completing the report for fiscal year ending September 30, 2023.

In 2016 and again in 2021, Cibolo received Gold certification from the Scenic Texas - Scenic City Certification Program. The Scenic City Certification Program provides a proven, highly-regarded tool to Texas cities for assessment, evaluation and recognition of infrastructure standards. Cibolo is one of twenty-five cities in Texas that has achieved Gold recognition. There are five levels of recognition. The fourth level, Gold recognition, requires 80-89% of total possible points. The certification continues for five years.

San Antonio Magazine has mentioned Cibolo as one of the “Best Neighborhoods for Families.” Well-rated public schools, plentiful shopping, suburban atmosphere, affordable housing, with relatively easy commutes are a few of the factors that contributed to the endorsement.

More recently, Cibolo was ranked:

- #89 of 418 in Niche’s “Suburbs with the Best Public Schools in Texas” in 2023;
- #87 of 420 in Niche’s “Most Diverse Suburbs in Texas” in 2023;
- #83 of 418 in Niche’s “Best Suburbs to Raise a Family in Texas” in 2023; and
- #75 of 418 in Niche’s “Best Suburbs to Buy a House in Texas” in 2023.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report.

In addition, without the assistance of every department head, we would not have the successes we've enjoyed. Credit also must be given to Mayor Allen and the City Council members for their leadership and support of the City Manager and staff.

Respectfully submitted,

A handwritten signature in blue ink that reads "Wayne Reed". The signature is fluid and cursive, with the first name "Wayne" being larger and more prominent than the last name "Reed".

Wayne Reed
City Manager

A handwritten signature in blue ink that reads "Anna S. Miranda". The signature is cursive and elegant, with the first name "Anna" being the most prominent part.

Anna S. Miranda, CPA, CGFO
Finance Director

CITY OF CIBOLO, TEXAS

CITY OFFICIALS

September 30, 2023

MAYOR

MARK ALLEN

CITY COUNCIL MEMBERS

T.G. BENSON

ROBERT MAHONEY

RANDY ROBERTS

KATIE CUNNINGHAM

DICK HETZEL

NORMA SANCHEZ-STEPHENS

JOEL HICKS

CITY MANAGER

WAYNE REED, ICMA-CM

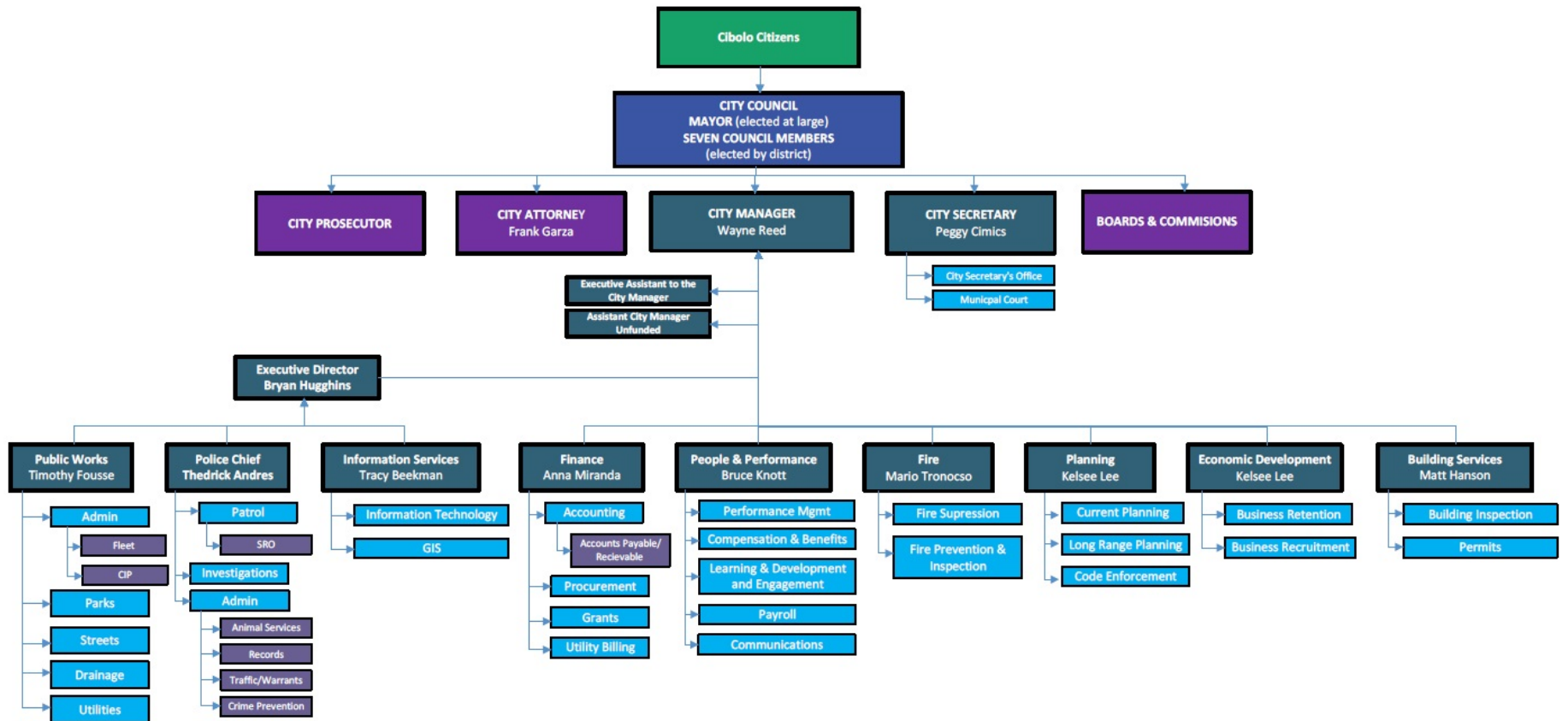
CITY ATTORNEY

DAVIDSON, TROILO, REAM AND GARZA, P.C.

CITY OF CIBOLO, TEXAS

ORGANIZATIONAL CHART

September 30, 2023





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Cibolo
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morill

Executive Director/CEO



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Cibolo, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Cibolo, Texas (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedule of changes and related ratios for net pension liability and other postemployment benefits liabilities, and the schedule of City contributions for the pension liability and other postemployment benefits liabilities as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The comparative statements and combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the comparative statements and combining and individual nonmajor fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 14, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

ABIP, PC

San Antonio, Texas
May 14, 2024



CITY OF CIBOLO, TEXAS

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

This section of the City of Cibolo's annual comprehensive financial report presents an overview, through management's discussion and analysis (MD&A), of the City's financial activities and performance during the fiscal year ended September 30, 2023. The MD&A should be read in conjunction with the transmittal letter found in the introductory section of this report and the accompanying financial statements and disclosure following this section.

Financial Highlights

Government-Wide Statements

- The City's net position (the amount by which the assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources) was \$116.2 million at September 30, 2023. Of this amount, \$14.8 million (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's net position increased by \$11.0 million in this fiscal year. This is a 37.5% decrease over the prior year net position.
- Total net expenses over program revenues of \$13.8 million represents a decrease of \$11.4 million over the prior year.
- Total general revenues of \$24.7 million were \$4.9 million over the prior year, which is attributable to an increase in taxes of \$1.5 million and an increase in investment earnings of \$2.6 million.

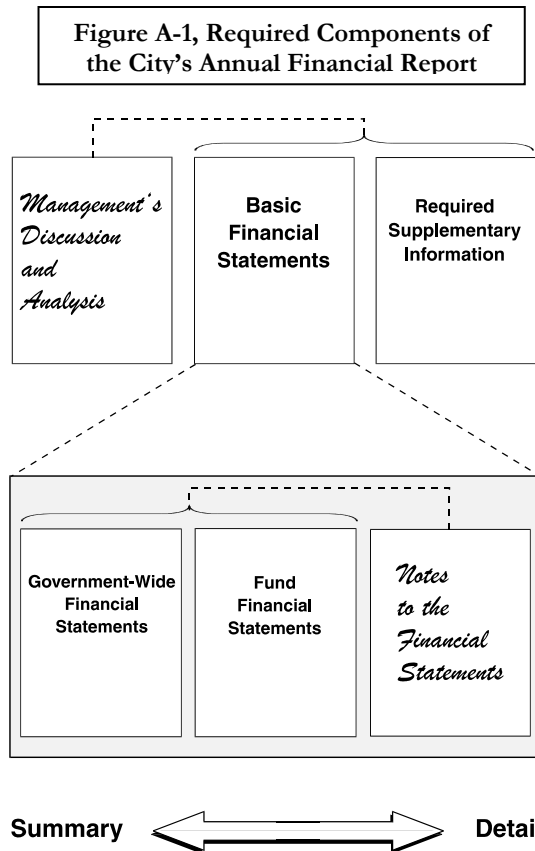
Fund Statements

- At the end of the fiscal year, the combined total of the general fund balance was \$6.5 million, of which \$6.3 million is unassigned. This represents 30.5% of general fund expenditures not including capital outlay and capital related debt financing, which is down from 16.6% in the prior year. At September 30, 2023, the fund balance policy was to maintain at 28% of general fund expenditures in reserves.
- General fund revenues increased over the prior year by \$3.2 million, or 18.7%, to \$20.6 million as a result of an increase in taxes, permits and fees, and investment earnings.
- Expenditures in the general fund increased over the prior year by 5.4% to \$22.4 million as a result of staffing level increases in the City. Eight of nine new approved positions were filled to include (3) Firefighters, School Resource Officer, Performance Analyst, Fleet Mechanic, Procurement Specialist, and a Grant Writer.
- During the fiscal year, the City issued \$4.55 million in Certificates of Obligations to finance public safety equipment and facilities improvements.
- Water and Sewer Fund operating revenues increased by 12.4% to \$16.2 million in 2023 largely due to an increase in water revenue. Water connections increased by 5.2% during the year, and average consumption per connection increased by 5.6% combined with an increase of 3% in water rates.
- Water and Sewer Fund operating expenses increased by 14% to \$14.0 million. The increase is attributable to increases in contracted services and increases in personnel costs with an increase in drainage staffing.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

This annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the City:



- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the City's operations in more detail than the government-wide statements.
- *The governmental funds* statements tell how *general government* services were financed in the *short-term* as well as what remains for future spending.
- *Proprietary fund* statements offer *short-term* and *long-term* financial information about the activities the government operates *like businesses*, such as utility services.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual comprehensive financial report are arranged and related to one another.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets and deferred outflows of resources, and its liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Cibolo is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned and unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Cibolo that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Cibolo include general government, public safety, streets maintenance, parks and recreation, and community development. The business-type activities of the City of Cibolo include a water and sewer fund and drainage utility fund.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Cibolo, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City of Cibolo can be divided into two categories: governmental and proprietary.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information is useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Cibolo maintains eighteen (18) individual governmental funds. Information is presently separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the capital projects fund, the debt service fund, all of which are considered to be major funds. Data from the other fifteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary funds. The City of Cibolo maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Cibolo uses enterprise funds to account for its water and sewer utility and other nonmajor proprietary funds of the City.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statement provides separate information for the water and sewer utility and the drainage fund which are considered to be major funds of the City of Cibolo. Individual fund data for each of the nonmajor proprietary funds is provided in the form of combining statements elsewhere in this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's general fund budgetary schedule. The City of Cibolo adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget. The Cibolo Economic Development Corporation also adopts an annual budget and a comparison schedule which is provided in the other supplementary information.

The combining statements referred to earlier in connection with nonmajor governmental funds and nonmajor proprietary funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Cibolo, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$116.2 million at the close of the most recent fiscal year.

The largest portion of the City's total net position (69.2% or \$80.4 million) reflects its net investment in capital assets (e.g., land, buildings, machinery, and equipment) less any related debt used to acquire those assets that are still outstanding, plus bond proceeds that have not yet been spent. The City of Cibolo uses these capital assets to provide services to citizens; consequently, these assets are not available for operational type of future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's total net position (17.0% or \$20.9 million) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$14.8 million, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Cibolo is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

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The following table reflects the net position of the governmental and business-type activities:

TABLE 1
CITY OF CIBOLO'S NET POSITION

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2023	2022	2023	2022	2023	2022
Assets:						
Current and other assets	\$ 38,572,462	\$ 45,566,485	\$ 25,434,697	\$ 19,296,066	\$ 64,007,159	\$ 64,862,551
Capital assets	<u>81,034,354</u>	<u>72,453,849</u>	<u>51,047,407</u>	<u>48,558,729</u>	<u>132,081,761</u>	<u>121,012,578</u>
Total assets	<u>119,606,816</u>	<u>118,020,334</u>	<u>76,482,104</u>	<u>67,854,795</u>	<u>196,088,920</u>	<u>185,875,129</u>
Deferred outflows of resources	<u>3,230,143</u>	<u>1,511,323</u>	<u>386,398</u>	<u>143,196</u>	<u>3,616,541</u>	<u>1,654,519</u>
Liabilities:						
Current liabilities	16,527,643	15,575,805	3,030,359	2,142,401	19,558,002	17,718,206
Long-term liabilities	<u>55,537,553</u>	<u>53,148,747</u>	<u>6,304,341</u>	<u>6,764,265</u>	<u>61,841,894</u>	<u>59,913,012</u>
Total liabilities	<u>72,065,196</u>	<u>68,724,552</u>	<u>9,334,700</u>	<u>8,906,666</u>	<u>81,399,896</u>	<u>77,631,218</u>
Deferred inflows of resources	<u>1,555,254</u>	<u>2,856,323</u>	<u>548,481</u>	<u>760,248</u>	<u>2,103,735</u>	<u>3,616,571</u>
Net position:						
Net investment in capital assets	33,159,591	32,684,485	47,244,973	45,307,722	80,404,564	77,992,207
Restricted	8,581,361	6,707,392	12,367,718	8,934,619	20,949,079	15,642,011
Unrestricted	<u>7,475,557</u>	<u>8,558,905</u>	<u>7,372,630</u>	<u>4,088,736</u>	<u>14,848,187</u>	<u>12,647,641</u>
Total net position	<u>\$ 49,216,509</u>	<u>\$ 47,950,782</u>	<u>\$ 66,985,321</u>	<u>\$ 58,331,077</u>	<u>\$ 116,201,830</u>	<u>\$ 106,281,859</u>

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The government's net position increased by \$11.0 million during the current fiscal year. The following table indicates changes in net position for governmental and business-type activities.

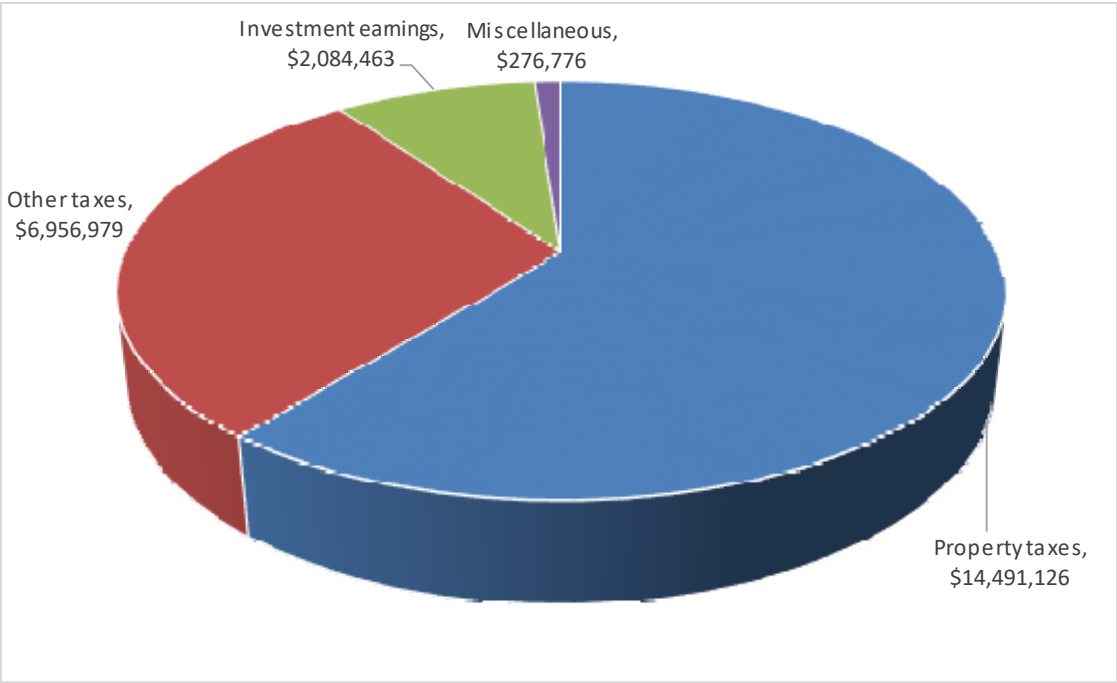
TABLE 2
CITY OF CIBOLO'S CHANGES IN NET POSITION

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2023	2022	2023	2022	2023	2022
REVENUES:						
Program revenues:						
Charges for services	\$ 6,644,985	\$ 4,944,150	\$ 20,567,581	\$ 17,302,454	\$ 27,212,566	\$ 22,246,604
Operating contributions	1,280,043	2,440,730	-	-	1,280,043	2,440,730
Capital contributions	788,190	4,908,847	743,062	2,737,564	1,531,252	7,646,411
General revenues:						
Property taxes	14,491,126	13,002,392	-	-	14,491,126	13,002,392
Other taxes	6,956,979	6,179,750	-	-	6,956,979	6,179,750
Investment earnings	2,084,463	289,012	870,603	112,327	2,955,066	401,339
Miscellaneous	276,776	226,072	35,840	-	312,616	226,072
Total revenues	<u>32,522,562</u>	<u>31,990,953</u>	<u>22,217,086</u>	<u>20,152,345</u>	<u>54,739,648</u>	<u>52,143,298</u>
EXPENSES:						
General government	4,722,030	2,996,918	-	-	4,722,030	2,996,918
Law enforcement and municipal court	5,024,668	4,358,524	-	-	5,024,668	4,358,524
Planning and engineering	3,442,887	1,645,673	-	-	3,442,887	1,645,673
Public works	4,346,496	3,529,930	-	-	4,346,496	3,529,930
Parks and recreation	2,048,823	1,819,744	-	-	2,048,823	1,819,744
Animal control	368,638	267,642	-	-	368,638	267,642
Fire	4,888,122	3,743,511	-	-	4,888,122	3,743,511
Finance	720,240	447,226	-	-	720,240	447,226
Information technology	1,181,916	1,007,092	-	-	1,181,916	1,007,092
Economic Development	246,093	112,891	-	-	246,093	112,891
Water and sewer	-	-	14,144,520	12,429,295	14,144,520	12,429,295
Drainage	-	-	1,087,694	871,060	1,087,694	871,060
Interest and other fees	1,562,249	1,455,747	-	-	1,562,249	1,455,747
Total expenses	<u>28,552,162</u>	<u>21,384,898</u>	<u>15,232,214</u>	<u>13,300,355</u>	<u>43,784,376</u>	<u>34,685,253</u>
Increases (decreases) in net position before transfers	3,970,400	10,606,055	6,984,872	6,851,990	10,955,272	17,458,045
Transfers in (out)	<u>(2,307,266)</u>	<u>(1,294,402)</u>	<u>2,307,266</u>	<u>1,294,402</u>	<u>-</u>	<u>-</u>
CHANGE IN NET POSITION	1,663,134	9,311,653	9,292,138	8,146,392	10,955,272	17,458,045
NET POSITION – BEGINNING	<u>47,950,782</u>	<u>38,639,129</u>	<u>58,331,077</u>	<u>50,184,685</u>	<u>106,281,859</u>	<u>88,823,814</u>
RESTATEMENT OF NET POSITION	<u>(397,407)</u>	<u>-</u>	<u>(637,894)</u>	<u>-</u>	<u>(1,035,301)</u>	<u>-</u>
NET POSITION - BEGINNING, AS RESTATED	<u>47,553,375</u>	<u>38,639,129</u>	<u>57,693,183</u>	<u>50,184,685</u>	<u>105,246,558</u>	<u>88,823,814</u>
NET POSITION – ENDING	<u>\$ 49,216,509</u>	<u>\$ 47,950,782</u>	<u>\$ 66,985,321</u>	<u>\$ 58,331,077</u>	<u>\$ 116,201,830</u>	<u>\$ 106,281,859</u>

Governmental Activities

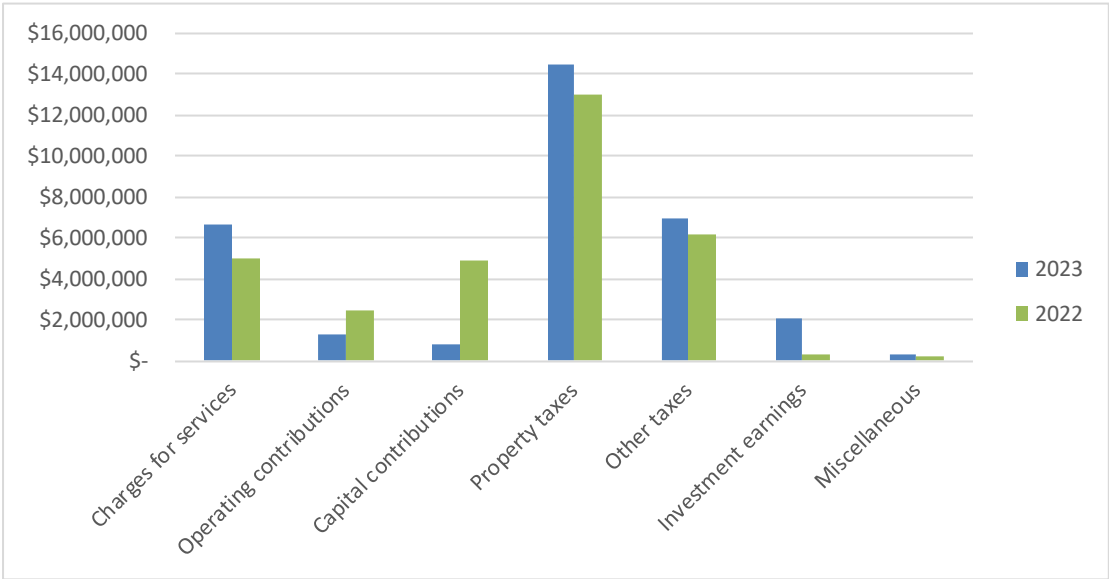
Governmental activities accounted for 15.2% of the growth in the net position of the City of Cibolo. As illustrated in the graphs below, property taxes is our largest source of revenue and increased by approximately 11.45% from the prior year. The growth in property taxes is a result of new properties added to the tax rolls. We expect growth in our values to continue as the City experiences continued economic development.

General Revenue by Source – Governmental Activities



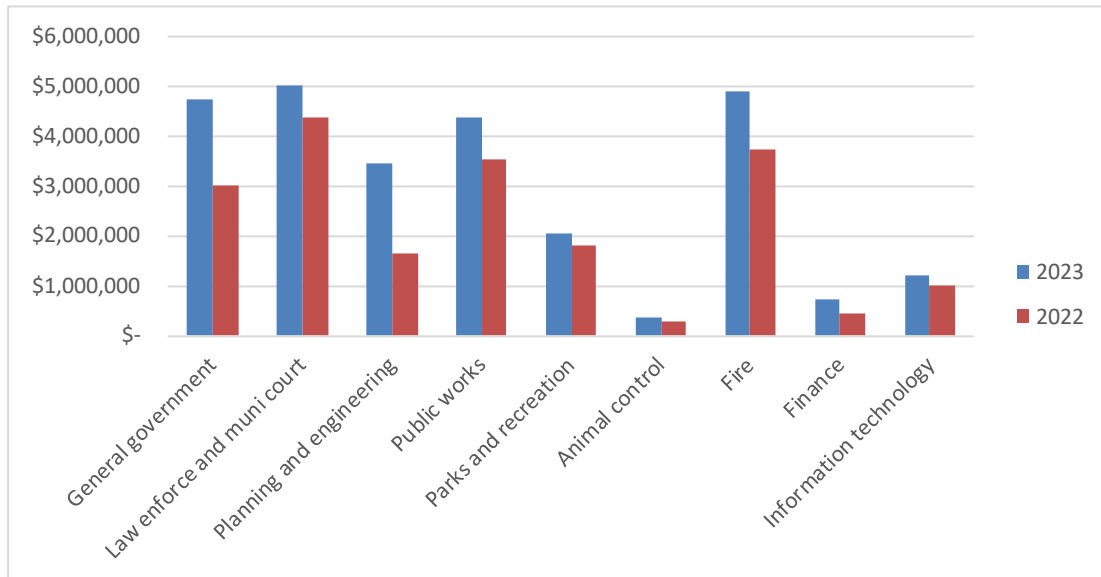
Our second largest revenue source, as illustrated in the graph below, is other taxes which is made up of sales taxes and franchise fees. Our third largest revenue source is charges for services which are made up of impact fees, construction related permits and fees, intergovernmental revenue, municipal court fines and other fees.

Total Revenues – Governmental Activities



Expenses in governmental activities increased by 66.9%. General Government, Law Enforcement, Planning and Engineering, Public Works and Fire comprise our largest cost centers as illustrated in the graph below. Of these five, planning and engineering had the largest increase at 109.2% over the prior year primarily related to a third party contract for improved permitting and inspection services.

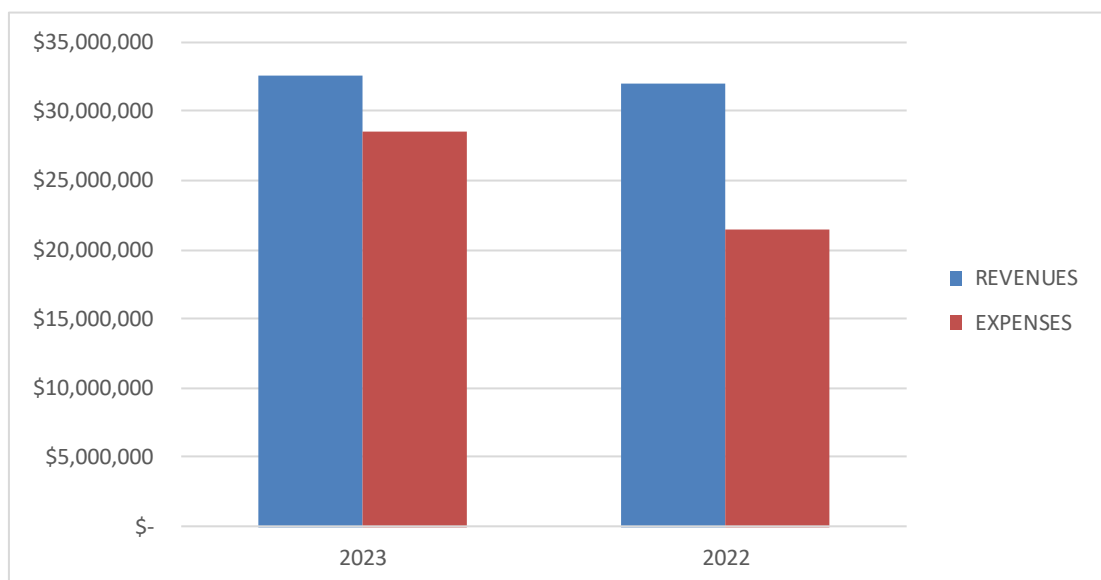
Total Expenses – Governmental Activities



Business-Type Activities

Business-type activities accounted for 84.8% of the growth in the net position of the City of Cibolo. Charges for services increased by 18.9% from the prior year primarily due to growth in our customer base multiplied by growth in water consumption and combined with a utility rate increase. There as a 15% increase in business-type expenses due to an increase in staffing and increased cost of contracted services.

Revenues and Expenditures – Business-Type Activities



Of business-type activities, water and sewer utility is the City's largest activity comprising 91.5% of total program revenue.

Revenues – Business-Type Activities



Financial Analysis of the Government's Funds

As noted earlier, the City of Cibolo uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the fiscal year, the City's governmental funds reported combined ending fund balances of \$28.2 million. Of this total amount, \$6.3 million constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is non-spendable, restricted, committed or assigned to indicate that it is not available for new spending because it has already been committed to pay debt service, for capital improvement projects, and other assigned purposes.

The general fund is the chief operating fund of the City of Cibolo. At the end of the fiscal year, unassigned balance of the general fund was \$6.3 million, while total fund balance was \$6.5 million, a decrease of \$1.7 million from the prior year. The decrease was attributable to a transfer of \$520 thousand from restricted fund balance to a special revenue fund and the remainder was planned drawdown of fund balance in excess of required reserves for one-time capital costs. A measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 30.5% of total general fund expenditures, not including capital and capital related debt service. Unassigned fund balance in excess of our policy's 28% threshold may be used for one-time capital expenditures.

The debt service fund has a total fund balance of approximately \$1.1 million, all of which is restricted for the payment of debt service. The net increase in fund balance during the fiscal year in the debt service fund was \$220 thousand. Debt service fund balance is approximately 21% of annual principal and interest costs in the debt service fund.

The capital projects fund has a total fund balance of \$8.5 million, a decrease of \$8.0 million over the prior year. During the year, the City spent approximately \$10.8 million of capital project funds on road and drainage improvement projects and facilities construction and received proceeds of approximately \$4.55 million to finance public safety equipment and facility improvements.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the water and sewer fund at the end of the year amounted to \$5.1 million which is an increase of \$1.8 million from the prior year. This increase is attributable to increased revenues due to growth in customers and consumption combined with a rate increase.

General Fund Budgetary Highlights

Original budget for general fund expenditures of \$21.2 million was revised to a final budget of \$22.7 million, which is an increase of \$1.5 million, or 7%. The most significant additions to budget included \$463 thousand for capital and contractual costs started in fiscal year 2022 and completed in fiscal year 2023 and \$330 thousand addition in third party permitting and inspection services which are based on a percentage of revenue. We also increased expenditures by approximately \$395 thousand for fleet related capital lease payments budgeted originally as transfers.

Actual general fund expenditures were \$271 thousand less than the \$22.7 million final budget. This was largely due to the timing of expenditures. Several contracts for engineering services and one-time capital were initiated in fiscal year 2023, but not completed until fiscal year 2024. Actual general fund revenues were \$571 thousand over final budget. This positive variance is a result of growth in the City, resulting in increases in permits and inspection fees as well as an increase in investment earnings related to positive economic conditions. Capital lease proceeds of \$209 thousand, which was not budgeted, resulted in a positive variance in other financing sources. Overall, fund balance decreased by \$1.7 million which was a positive variance of \$1.1 million from the final budget.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2023, amounts to \$132 million (net of accumulated depreciation). This is a net increase of approximately \$10.4 million over the prior year. Overall increases in capital, before depreciation, amounted to \$16.1 million, of which 8.8% or \$2.1 million was construction in progress. The City has several projects in progress from voter approved bonds, which is covered in more detail in the "bond program" section of the MD&A. Additional information on the City's capital assets can be found in note 7 to the basic financial statements.

TABLE 3
CITY OF CIBOLO'S CAPITAL ASSETS AT YEAR-END

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2023	2022	2023	2022	2023	2022
Land	\$ 3,776,480	\$ 3,776,480	\$ 1,396,208	\$ 1,396,208	\$ 5,172,688	\$ 5,172,688
Water rights	-	-	475,000	475,000	475,000	475,000
Buildings and improvements	91,503,209	73,954,627	-	-	91,503,209	73,954,627
Utility systems			48,803,296	48,698,128	48,803,296	48,698,128
Transportation and equipment	9,784,426	9,405,979	2,461,361	2,494,488	12,245,787	11,900,467
SBITAs	873,806	674,831	-	-	873,806	674,831
Construction in progress	<u>12,627,252</u>	<u>18,061,990</u>	<u>8,730,661</u>	<u>5,364,352</u>	<u>21,357,913</u>	<u>23,426,342</u>
Total	<u>118,565,173</u>	<u>105,873,907</u>	<u>61,866,526</u>	<u>58,428,176</u>	<u>180,431,699</u>	<u>164,302,083</u>
Total accumulated depreciation	<u>(37,530,819)</u>	<u>(32,745,227)</u>	<u>(10,819,119)</u>	<u>(9,869,447)</u>	<u>(48,349,938)</u>	<u>(42,614,674)</u>
Net capital assets	<u>\$ 81,034,354</u>	<u>\$ 73,128,680</u>	<u>\$ 51,047,407</u>	<u>\$ 48,558,729</u>	<u>\$ 132,081,761</u>	<u>\$ 121,687,409</u>

Long-term debt. At the end of the fiscal year, the City of Cibolo had total long-term debt outstanding of \$59 million. Of this amount, \$36.3 million comprises debt supported by property taxes. The remainder of the City's debt represents bonds secured solely by specified revenue sources. During the fiscal year, the City issued \$4.55 million in Certificates of Obligations to finance public safety equipment and facilities improvements. Principal and interest payments for debt obligations of the City are from an annual ad valorem tax levied against all taxable property within the City as well as specific revenue sources. Additional information on the City's long-term debt can be found in note 8 to the basic financial statements.

TABLE 4
CITY OF CIBOLO'S LONG-TERM DEBT AT YEAR-END

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2023	2022	2023	2022	2023	2022
General Obligation Bonds	\$ 33,785,000	\$ 37,430,000	\$ 735,000	\$ 905,000	\$ 34,520,000	\$ 38,335,000
Certificates of Obligation	16,320,000	12,335,000	-	-	16,320,000	12,335,000
Tax Notes	1,795,000	2,135,000	-	-	1,795,000	2,135,000
Revenue Bonds	-	-	5,240,000	5,835,000	5,240,000	5,835,000
Capital Leases	764,770	1,199,959	127,282	167,775	892,052	1,367,734
SBITAs	536,221	674,831	-	-	536,221	674,831
TOTALS	<u>\$ 53,200,991</u>	<u>\$ 53,774,790</u>	<u>\$ 6,102,282</u>	<u>\$ 6,907,775</u>	<u>\$ 59,303,273</u>	<u>\$ 60,682,565</u>

Bond program. Due to the level of growth in Cibolo, the City has had a robust bond program to finance infrastructure and facilities expansion. In November 2008, Cibolo voters approved five (5) bond propositions and authorized the issuance of approximately \$27.9 million in bonds to fund roadway improvements, drainage improvements, construction of public safety facilities, and construction of recreation and community facilities. The timing of projects called for issuance of general obligation bonds in 2009, 2011 and 2013. The first phase of projects, which included roadway improvements and the construction of public safety facilities, was funded in 2009 and completed in 2011. The later phases of projects, funded in 2011 and 2013, included funding for recreational facilities and drainage improvements of the Town Creek watershed. Construction of the Cibolo Youth Sports Complex and the community center, which were also partially funded by public private partnership with the YMCA, were completed in 2018 and 2019, respectively. The final project, Town Creek drainage improvements, is expected to be completed in mid-2024.

In April 2014, the City issued \$2.875 million in general obligation bonds that were authorized by the voters in November 2013 for sidewalk improvements along Borgfeld Road and intersection improvements at Main and F.M. 1103 to aid in traffic flow and pedestrian safety and for Fire Station #1 improvements. Fire Station #1 was completed in late 2017. Construction of the intersection improvement project started in August of 2018 and was completed in the summer of 2019.

In November 2014, the voters approved three (3) bond propositions and authorized the issuance of \$13.5 million in general obligation bonds to be issued bi-annually over the following five years. The first tranche of bonds was issued in July 2015 for \$4 million in construction funds to fund 1) the first phase of the F.M. 1103 roadway improvement project which is acquisition of right-of-way by the Texas Department of Transportation (TxDOT), 2) Haeckerville Road improvement project completed in 2018, and 3) the first phase of Fire Station #3 which includes land preparation and design work. The second tranche of bonds was issued in 2018 for \$3.5 million in construction funds to fund Fire Station #3. Construction was completed in late 2021. The final tranche of bonds was issued in September 2019 for the remaining funding for the TxDOT F.M. 1103 roadway improvement project which began construction in fall of 2022 and is expected to be completed in 2027.

In November 2018, the voters authorized issuance of \$4.75 million in general obligation bonds for 1) facilities expansion, 2) Public Safety communications, 3) road and drainage improvements (Tolle Road) and 4) quality of life projects (Tolle Park and Miracle Field). These bonds were issued in September 2019. Additional funding is expected from developers and other contributors to complete the road and drainage improvements and to fund the Miracle Field addition to the City's Youth Sports Complex. Facilities expansion is currently underway with construction of a city hall annex to house planning, engineering, economic development and human resources staff. Public works facility expansion is in the planning stages. Improvement to public safety communications was completed with the installation of a new radio tower in our town center area by the Lower Colorado River Authority. Road and drainage improvements along Tolle Road will be under construction in mid-2024.

In September 2019, the City Council approved issuance of Certificates of Obligation in the amount of \$5.86 million to fund 1) a road improvement project at Santa Clara and Bolton Road in support of a major economic development project; and 2) utility infrastructure relocation related to the widening of F.M. 1103. The road improvement project was completed in fiscal year 2023. Utility relocation along F.M. 1103 was completed at the end of fiscal year 2020.

In 2022, the City issued \$2.25 million in Tax Notes to finance public safety and public works equipment. All proceeds were obligated within 12 months of issuance.

In 2023, the City issued \$4.55 million in Certificates of Obligation to finance public safety equipment and facilities improvements. All equipment has been ordered and facilities improvements to City Hall and Public Works facility were completed within 12 months of issuance. Design of a new public safety facility is underway.

In 2024, the City issued \$9 million in Certificates of Obligation to finance public safety and public works equipment, road and drainage improvements and park improvements.

Economic Factors and Next Year's Budget and Rates

Bond rating. For the City's most recent public sale of bonds in 2024, Standard and Poor's (S&P) Ratings Services assigned its "AA" rating, with a positive outlook, to the City's Series 2024 Certificates of Obligation Bonds; and affirmed its "AA" long-term rating and underlying rating (SPUR) on previously rated general obligation (GO) debt. This rating reflects a revised outlook from stable to positive due to improvements in the City's income and property wealth indicators from continued economic growth, as well as the continued maintenance of the City's recently implemented long-term financial plan. The "AA" rating allows the City to sell bonds at lower interest rates. The affirmation is a testament that the City is on sound economic footing and has implemented plans and policies that will help prepare the City for the future. Standard and Poor's included the following rationale for the bond rating:

- Improved income and property wealth indicators, with a property tax base that is primarily residential but rapidly growing commercial and industrial sector;
- Strong budgetary performance and maintenance of very strong available reserves and liquidity;
- Good financial management policies and practices, and a strong institutional framework score;
- Weak debt profile, but in line with similarly fast-growing state peers. Pension and postemployment benefits (OPEB) are not an immediate credit pressure given the well-funded status of the City's pension plans and the OPEB liability is limited.

Local economy. The City of Cibolo is one of the fastest growing cities in the State. The strong military presence in the area contributes to our growth and job stability. Located 13 miles from downtown San Antonio along Interstate 35, Cibolo is an established residential suburb that offers easy access to leading employment centers throughout the San Antonio-New Braunfels MSA. With the high population growth, the Cibolo economy has become attractive for commercial development and continues to see new business interest and commercial activity.

Cibolo's first major retail development project opened in January of 2016, stimulating Cibolo's economy. Since 2016, many businesses have followed. These include fast food restaurants, convenience stores, auto parts retailers, auto repair and maintenance services, medical, minor emergency, dental and orthodontic services, child care facilities. More recently, the northern part of the City along IH35 has begun to develop. In mid-2019, Santikos Entertainment completed a major family entertainment complex. The entertainment complex includes 12 theaters with luxury reclining seating, arcades, sports bar and 16 bowling lanes. This 80-acre project will ultimately include the development of family restaurants and retail development and is expected to have a significant impact on Cibolo's economy. Magnolia Pancake Haus and Willie's Grill and Ice House located in this area during fiscal year 2021. Living Spaces, a 140,000 square foot furniture showroom, also opened in 2021. Future plans for this area include development of multi-family living space and amenities.

Cibolo's downtown area also continues to generate interest. Old store fronts and renovated historic residential homes have been converted to new businesses while keeping the look and feel of the "Old Town District". One of the first new businesses downtown, Old Main Street Ice House, has now been in business for several years and was the catalyst in this downtown area. Advanced Solar and Electric occupies the former 1930's gas station and still includes replicas of the original 1930s-style gas pumps. The Shops at the Mill, in the old downtown lumber mill, opened in mid-2016 with a renovated store front, houses an ice cream parlor and a boutique. 1908 House of Wine and Ale and Kindling Texas Kitchen, and Rooted Fork, all in renovated century-old homes, serve diners in a quaint atmosphere. Downtown also includes an event center and office space, an early childhood learning center, a yoga studio and a cigar shop. Nearby, along F.M. 78, Mako's on the Creek, an upscale restaurant, voted one of the Top Ten Best New Restaurants in San Antonio, opened in 2019.

On the City's IH-10 border, Aisin AW Co., Ltd., a leading manufacturer of automobile transmissions completed construction of a 500,000 square foot production facility in the City of Cibolo. AW Texas expanded its facility to double its size. AW Texas is expected to bring a total of 900 primary jobs to Cibolo.

In the town center, HEB is developing 45 acres with approximately 110,000 square foot grocery store and 55,000 square foot E-commerce fulfillment center. The grocery store opened in early 2023 and we expect the fulfillment center to open in mid 2024. The site also included plans for a 10 foot regional trail that will extend the City's walk and bike system, and a fishing pond.

Other new business in the town's center opened in 2023 and early 2024, include major quick service restaurants, such as Chik-fil-A, Tiff's Treats, Mod Pizza, Jersey Mikes, and Chipotle. Construction of P. Terry's and Smoothie King are also currently underway.

Additionally, Cibolo is experiencing growth in multi-family residential construction. A senior living community, El Sereno, was completed in 2019 along Borgfeld Road and an assisted living facility, The Brooks, was completed in 2021. Another multi-family project, constructed just south of F.M. 78 through partnership with the Cibolo Public Facility Corporation (PFC), opened in 2022. Two other multi-family projects are in various stages of development. These construction projects, along with the continuing development of a single-family subdivision in this area, is expected to stimulate further retail development along this corridor.

Taxable values. The City's total taxable assessed valuation for fiscal year 2024 of \$3.7 billion, is approximately 14.7% higher than the prior year. Residential construction has driven this increase over the last 10 years and continues to remain steady, with residential values increasing by 10.8%. Continued expansion of commercial development in the City, resulted in an increase in commercial values of approximately 15.5%. With the addition of AW Texas facilities, industrial values increased by 76.8% or \$206.5 million.

Tax rate. The tax rate adopted by the City Council for fiscal year 2024 remained at \$0.4699 per \$100 of assessed valuation. This rate was 6.7% over the "no new revenue tax rate" of \$0.4403 per \$100 of assessed valuation. Historical values and tax rates are presented in the statistical section of this report.

General fund. During the 2023 fiscal year, unassigned fund balance in the general fund decreased by \$1.1 million to \$6.3 million. As mentioned earlier, this represents 30.5% of 2023 general fund expenditures not including capital outlay and capital related debt service. The fund balance policy is to maintain at 28% balance in reserves. It should be noted that the fiscal year 2023 budget draws down excess fund balance by approximately \$1.1 million to be used for one-time capital expenses and capital financing as authorized by the City's fund balance policy. Additionally, \$520 thousand was transferred from restricted fund balance to set up a special revenue fund for PEG funds, which did not impact unassigned fund balance.

Water and sewer fund. Unrestricted net position in the water and sewer fund increased from the prior year to \$6.6 million. Working capital increased by \$5.7 million which represents approximately 40.9% of operating expenses of the water and sewer fund. As residential and commercial growth continues in our City, the need for development of additional water resources increases. Additional costs associated with growth has prompted the City to further analyze our rate structure to make necessary adjustments in fiscal year 2024 and beyond.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, City of Cibolo, 200 South Main Street, Cibolo, Texas 78108.

BASIC FINANCIAL STATEMENTS

CITY OF CIBOLO, TEXAS

STATEMENT OF NET POSITION

September 30, 2023

	Primary Government			Component Unit
	Governmental	Business-Type		Cibolo Economic
	Activities	Activities	Total	Development
				Corporation
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 5,821,967	\$ 6,127,546	\$ 11,949,513	\$ -
Investments	19,708,152	3,346,020	23,054,172	2,364,625
Receivables (net of allowance for uncollectibles):				
Taxes	1,591,058	-	1,591,058	199,621
Accounts and other	440,018	1,964,688	2,404,706	-
Internal balances	(162,575)	162,575	-	-
Due from component unit	13,731	-	13,731	-
Prepaid expenses	48,331	21,000	69,331	-
Inventories	15,025	191,771	206,796	-
Total current assets	<u>27,475,707</u>	<u>11,813,600</u>	<u>39,289,307</u>	<u>2,564,246</u>
Noncurrent assets:				
Restricted assets:				
Cash and cash equivalents	691,003	-	691,003	-
Investments	10,405,752	13,621,097	24,026,849	-
Capital assets, net:				
Land	3,776,480	1,396,208	5,172,688	3,635,339
Water rights	-	475,000	475,000	-
Buildings	17,631,488	-	17,631,488	-
Improvements other than buildings	42,762,014	-	42,762,014	-
Utility systems	-	39,539,346	39,539,346	-
Equipment and vehicles	3,593,165	906,192	4,499,357	32,625
SBITAs	643,955	-	643,955	-
Construction in progress	12,627,252	8,730,661	21,357,913	-
Total noncurrent assets	<u>92,131,109</u>	<u>64,668,504</u>	<u>156,799,613</u>	<u>3,667,964</u>
Total assets	<u>119,606,816</u>	<u>76,482,104</u>	<u>196,088,920</u>	<u>6,232,210</u>
DEFERRED OUTFLOWS OF RESOURCES				
Loss on debt refunding	396,556	-	396,556	-
Deferred outflows related to pensions	2,628,991	358,499	2,987,490	-
Deferred outflows related to OPEB death benefit	63,863	8,708	72,571	-
Deferred outflows related to OPEB health benefit	140,733	19,191	159,924	-
Total deferred outflows of resources	<u>3,230,143</u>	<u>386,398</u>	<u>3,616,541</u>	<u>-</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF NET POSITION

September 30, 2023

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Cibolo Economic Development Corporation
LIABILITIES				
Current liabilities:				
Accounts payable	\$ 4,867,223	\$ 1,274,588	\$ 6,141,811	\$ 77,193
Accrued liabilities	630,818	89,394	720,212	-
Due to primary government	-	-	-	13,731
Unearned revenue	4,740,963	17,088	4,758,051	-
Customer deposits	-	700,069	700,069	-
Accrued interest payable	323,252	31,495	354,747	-
Compensated absences	174,434	27,797	202,231	-
Current portion of long-term debt	5,790,953	889,928	6,680,881	247,000
Total current liabilities	<u>16,527,643</u>	<u>3,030,359</u>	<u>19,558,002</u>	<u>337,924</u>
Noncurrent liabilities:				
Compensated absences	697,736	67,115	764,851	-
Long-term debt	51,024,445	5,716,948	56,741,393	3,395,000
Net pension liability	3,243,698	442,323	3,686,021	-
OPEB death benefit liability	194,044	26,460	220,504	-
OPEB health benefit liability	377,630	51,495	429,125	-
Total noncurrent liabilities	<u>55,537,553</u>	<u>6,304,341</u>	<u>61,841,894</u>	<u>3,395,000</u>
Total liabilities	<u>72,065,196</u>	<u>9,334,700</u>	<u>81,399,896</u>	<u>3,732,924</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred inflow from gain on bond refunding	-	336,402	336,402	-
Deferred inflows related to pension	135,930	18,535	154,465	-
Deferred inflows related to OPEB death benefit	127,946	17,447	145,393	-
Deferred inflows related to OPEB health benefit	1,291,378	176,097	1,467,475	-
Total deferred inflows of resources	<u>1,555,254</u>	<u>548,481</u>	<u>2,103,735</u>	<u>-</u>
NET POSITION				
Net investment in capital assets	33,159,591	47,244,973	80,404,564	-
Restricted for:				
Debt service	1,298,790	797,305	2,096,095	-
Impact fees	4,115,627	11,570,413	15,686,040	-
Capital improvement	2,320,266	-	2,320,266	-
Public, educational and governmental	420,558	-	420,558	-
Police and municipal court	279,493	-	279,493	-
Economic Development Corporation	-	-	-	2,499,286
Youth council	5,000	-	5,000	-
Other	141,627	-	141,627	-
Unrestricted	<u>7,475,557</u>	<u>7,372,630</u>	<u>14,848,187</u>	<u>-</u>
Total net position	<u>\$ 49,216,509</u>	<u>\$ 66,985,321</u>	<u>\$ 116,201,830</u>	<u>\$ 2,499,286</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF ACTIVITIES

For the year ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 4,722,030	\$ 28,864	\$ 1,266,431	\$ -
Law enforcement and municipal court	5,024,668	779,888	13,612	-
Planning and engineering	3,442,887	3,935,574	-	788,190
Public works	4,346,496	1,409,808	-	-
Parks and recreation	2,048,823	344,659	-	-
Animal control	368,638	51,192	-	-
Fire	4,888,122	95,000	-	-
Finance	720,240	-	-	-
Information technology	1,181,916	-	-	-
Economic development	246,093	-	-	-
Interest and fees	1,562,249	-	-	-
Total governmental activities	<u>28,552,162</u>	<u>6,644,985</u>	<u>1,280,043</u>	<u>788,190</u>
Business-type activities:				
Water and sewer	14,144,520	18,823,345	-	366,726
Drainage	<u>1,087,694</u>	<u>1,744,236</u>	<u>-</u>	<u>376,336</u>
Total business-type activities	<u>15,232,214</u>	<u>20,567,581</u>	<u>-</u>	<u>743,062</u>
Total primary government	<u>\$ 43,784,376</u>	<u>\$ 27,212,566</u>	<u>\$ 1,280,043</u>	<u>\$ 1,531,252</u>
Component unit:				
Cibolo Economic Development Corporation	<u>\$ 526,529</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
General revenues:				
Taxes:				
Ad valorem				
Sales				
Franchise fees				
Investment earnings				
Gain on sale of assets				
Miscellaneous				
Total general revenues				
Transfers				
Change in net position				
Net position - beginning				
Restatement of beginning net position				
Net position - beginning, as restated				
Net position - ending				

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position			Component Unit Cibolo Economic Development Corporation
Primary Government			
Governmental Activities	Business-Type Activities	Total	
\$ (3,426,735)	\$ -	\$ (3,426,735)	\$ -
(4,231,168)	-	(4,231,168)	-
1,280,877	-	1,280,877	-
(2,936,688)	-	(2,936,688)	-
(1,704,164)	-	(1,704,164)	-
(317,446)	-	(317,446)	-
(4,793,122)	-	(4,793,122)	-
(720,240)	-	(720,240)	-
(1,181,916)	-	(1,181,916)	-
(246,093)	-	(246,093)	-
<u>(1,562,249)</u>	<u>-</u>	<u>(1,562,249)</u>	<u>-</u>
<u>(19,838,944)</u>	<u>-</u>	<u>(19,838,944)</u>	<u>-</u>
-	5,045,551	5,045,551	-
<u>-</u>	<u>1,032,878</u>	<u>1,032,878</u>	<u>-</u>
<u>-</u>	<u>6,078,429</u>	<u>6,078,429</u>	<u>-</u>
<u>(19,838,944)</u>	<u>6,078,429</u>	<u>(13,760,515)</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ (526,529)</u>
14,491,126	-	14,491,126	-
5,641,133	-	5,641,133	1,127,622
1,315,846	-	1,315,846	-
2,084,463	870,603	2,955,066	101,990
49,809	35,840	85,649	-
<u>226,967</u>	<u>-</u>	<u>226,967</u>	<u>-</u>
<u>23,809,344</u>	<u>906,443</u>	<u>24,715,787</u>	<u>1,229,612</u>
(2,307,266)	2,307,266	-	-
1,663,134	9,292,138	10,955,272	703,083
<u>47,950,782</u>	<u>58,331,077</u>	<u>106,281,859</u>	<u>1,796,203</u>
<u>(397,407)</u>	<u>(637,894)</u>	<u>(1,035,301)</u>	<u>-</u>
<u>47,553,375</u>	<u>57,693,183</u>	<u>105,246,558</u>	<u>1,796,203</u>
\$ 49,216,509	\$ 66,985,321	\$ 116,201,830	\$ 2,499,286

CITY OF CIBOLO, TEXAS

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2023

	General Fund	Capital Projects Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 881,741	\$ -	\$ -	\$ 4,940,226	\$ 5,821,967
Investments	7,782,602	-	-	11,925,550	19,708,152
Receivables (net of allowances)					
Taxes and franchise fees	1,336,473	-	54,964	199,621	1,591,058
Accounts and other	436,629	-	-	3,389	440,018
Due from other funds	839,976	99,608	616,300	493,945	2,049,829
Due from component unit	13,731	-	-	-	13,731
Inventory	15,025	-	-	-	15,025
Prepaid items	19,831	-	-	28,500	48,331
Restricted assets:					
Cash and cash equivalents	-	-	691,003	-	691,003
Investments	-	10,405,752	-	-	10,405,752
Total assets	<u>\$ 11,326,008</u>	<u>\$ 10,505,360</u>	<u>\$ 1,362,267</u>	<u>\$ 17,591,231</u>	<u>\$ 40,784,866</u>
LIABILITIES					
Accounts payable	\$ 2,691,954	\$ 1,957,373	\$ 13,750	\$ 204,146	\$ 4,867,223
Accrued salaries and benefits	630,818	-	-	-	630,818
Due to other funds	1,408,803	3,908	-	799,693	2,212,404
Unearned revenues	<u>48,001</u>	<u>-</u>	<u>-</u>	<u>4,692,962</u>	<u>4,740,963</u>
Total liabilities	<u>4,779,576</u>	<u>1,961,281</u>	<u>13,750</u>	<u>5,696,801</u>	<u>12,451,408</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable property tax revenues	<u>83,014</u>	<u>-</u>	<u>49,727</u>	<u>-</u>	<u>132,741</u>
FUND BALANCES					
Nonspendable:					
Inventory	15,025	-	-	-	15,025
Prepaid items	19,831	-	-	-	19,831
Restricted for:					
Impact fees	-	-	-	4,115,627	4,115,627
Capital improvement	-	-	-	1,393,148	1,393,148
Public, educational and governmental	-	-	-	420,558	420,558
Capital projects	-	8,544,079	-	-	8,544,079
Debt service	-	-	1,298,790	-	1,298,790
Street maintenance	100,000	-	-	827,118	927,118
Tree project	1,400	-	-	245,935	247,335
Court special	-	-	-	32,158	32,158
Youth council	5,000	-	-	-	5,000
Other	-	-	-	141,627	141,627
Committed for capital replacement	-	-	-	194,578	194,578
Committed for special projects	-	-	-	4,523,681	4,523,681
Unassigned	<u>6,320,030</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,320,030</u>
Total fund balances	<u>6,461,286</u>	<u>8,544,079</u>	<u>1,298,790</u>	<u>11,894,430</u>	<u>28,198,585</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,323,876</u>	<u>\$ 10,505,360</u>	<u>\$ 1,362,267</u>	<u>\$ 17,591,231</u>	<u>\$ 40,782,734</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

**RECONCILIATION OF BALANCE SHEET-
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION**

September 30, 2023

Total fund balances - governmental funds balance sheet \$ 28,198,585

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 81,034,354

Net pension liabilities (and related deferred outflows and inflows of resources) do not consume current financial resources and are not reported in the funds:

Net pension liability	\$ (3,243,698)	
Pension related deferred outflows	2,628,991	
Pension related deferred inflows	<u>(135,930)</u>	(750,637)

OPEB liabilities (and related deferred outflows and inflows of resources) do not consume current financial resources and are not reported in the funds:

OPEB liability	(571,674)	
OPEB related deferred outflows	204,596	
OPEB related deferred inflows	<u>(1,419,324)</u>	(1,786,402)

Other long-term assets are not available to pay for current-period expenditures and, therefore, are not recognized as revenue in the funds. 529,297

Long-term liabilities, including bonds payable and capital leases, are not due and payable in the current period and, therefore, not reported in the funds:

Bonds payable	(51,900,000)	
Unamortized premiums, discounts, losses on refundings	(3,614,407)	
Capital lease payable	(764,770)	
SBITAs	(536,221)	
Accrued interest payable	(323,252)	
Compensated absences	<u>(872,170)</u>	<u>(58,010,820)</u>

Net position of governmental activities - statement of net position \$ 49,214,377

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the year ended September 30, 2023

	General Fund	Capital Projects Fund	Debt Service Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 15,039,726	\$ -	\$ 5,384,013	\$ 1,127,622	\$ 21,551,361
Permits and fees	3,935,574	-	-	263,600	4,199,174
Service fees	642,538	-	-	-	642,538
Fines and fees	238,657	-	-	46,443	285,100
Park revenue	68,196	-	-	-	68,196
Grant revenue	7,114	-	165,000	1,047,100	1,219,214
Impact fees	-	-	-	1,403,253	1,403,253
Investment earnings	550,279	708,760	89,859	733,432	2,082,330
Miscellaneous	92,383	-	112,875	117,988	323,246
Total revenues	<u>20,574,467</u>	<u>708,760</u>	<u>5,751,747</u>	<u>4,739,438</u>	<u>31,774,412</u>
EXPENDITURES					
Current:					
General government	3,363,077	-	-	1,133,795	4,496,872
Law enforcement and municipal court	4,608,230	-	-	24,288	4,632,518
Planning and engineering services	3,425,138	-	-	-	3,425,138
Public works	1,667,013	-	-	-	1,667,013
Parks and recreation	1,105,211	-	-	109,633	1,214,844
Animal control	347,260	-	-	-	347,260
Fire	4,399,892	-	-	-	4,399,892
Finance	695,422	-	-	-	695,422
Information technology	873,919	-	-	74,431	948,350
Economic development	251,052	-	-	-	251,052
Capital outlay	769,294	10,682,333	-	974,035	12,425,662
Debt service:					
Principal	797,537	-	4,550,000	-	5,347,537
Interest and fiscal charges	83,813	-	1,612,382	-	1,696,195
Bond issue costs	-	114,730	15,591	-	130,321
Total expenditures	<u>22,386,858</u>	<u>10,797,063</u>	<u>6,177,973</u>	<u>2,316,182</u>	<u>41,678,076</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,812,391)</u>	<u>(10,088,303)</u>	<u>(426,226)</u>	<u>2,423,256</u>	<u>(9,903,664)</u>
OTHER FINANCING SOURCES (USES)					
Sale of assets	49,809	-	-	-	49,809
Issuance of debt	-	4,550,000	-	-	4,550,000
Premium on issuance of debt	-	364,772	-	-	364,772
Initiation of a capital lease	209,112	-	-	-	209,112
Transfers in	714,672	225,000	590,600	81,700	1,611,972
Transfers out	(816,779)	(3,013,279)	-	(89,180)	(3,919,238)
Total other financing sources	<u>156,814</u>	<u>2,126,493</u>	<u>590,600</u>	<u>(7,480)</u>	<u>2,866,427</u>
Net change in fund balances (uses)	<u>(1,655,577)</u>	<u>(7,961,810)</u>	<u>164,374</u>	<u>2,415,776</u>	<u>(7,037,237)</u>
Fund balance - beginning	<u>8,116,863</u>	<u>16,505,889</u>	<u>1,134,416</u>	<u>9,478,654</u>	<u>35,235,822</u>
Fund balance - ending	<u>\$ 6,461,286</u>	<u>\$ 8,544,079</u>	<u>\$ 1,298,790</u>	<u>\$ 11,894,430</u>	<u>\$ 28,198,585</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the year ended September 30, 2023

Net change in fund balances - total governmental funds	\$	(7,037,237)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report all capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. In addition, capital assets contributed to governmental activities are not recorded on the fund statements.

Capital outlay	\$ 12,425,662	
Depreciation expense	<u>(4,842,523)</u>	7,583,139

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	748,248
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Governmental funds report required contributions to employee pensions as expenditures. However, in the statement of activities the cost of the pension is recorded based on the actuarially determined cost of the plan. This is the amount that pension expense exceeded the actuarially determined contributions.	(172,256)
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Governmental funds report contributions to OPEB as expenditures. However, in the statement of activities the cost of the expense is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined OPEB expense exceeded contributions.	229,006
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any affect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items:

Issuance of debt	(5,123,884)	
Principal repayments	5,332,911	
Amortization of premiums, discounts, losses	<u>322,215</u>	531,242

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Compensated absences	(177,818)	
Accrued interest	<u>(43,322)</u>	<u>(221,140)</u>

Change in net position of governmental activities - statement of activities	\$	<u><u>1,661,002</u></u>
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The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

September 30, 2023

	Water and Sewer Fund	Drainage Fund	Nonmajor Funds	Total
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 4,582,043	\$ 206,512	\$ 1,338,991	\$ 6,127,546
Investments	2,833,404	512,616	-	3,346,020
Accounts receivable (net allowances for uncollectibles):				
Customer accounts	1,845,406	116,091	3,191	1,964,688
Due from other funds	124,641	110,630	8,235	243,506
Prepaid expenses	21,000	-	-	21,000
Inventory	191,771	-	-	191,771
Total current assets	<u>9,598,265</u>	<u>945,849</u>	<u>1,350,417</u>	<u>11,894,531</u>
Noncurrent assets:				
Investments - restricted	3,246,747	-	10,374,350	13,621,097
Capital assets:				
Land	503,121	893,087	-	1,396,208
Water rights	475,000	-	-	475,000
Utility systems	38,913,079	9,890,217	-	48,803,296
Equipment and vehicles	1,395,519	1,065,842	-	2,461,361
Construction in progress	782,644	7,948,017	-	8,730,661
Less: accumulated depreciation	<u>(9,364,194)</u>	<u>(1,454,925)</u>	<u>-</u>	<u>(10,819,119)</u>
Total noncurrent assets	<u>35,951,916</u>	<u>18,342,238</u>	<u>10,374,350</u>	<u>64,668,504</u>
Total assets	<u>45,550,181</u>	<u>19,288,087</u>	<u>11,724,767</u>	<u>76,563,035</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension related deferred outflows	238,999	119,500	-	358,499
OPEB death benefit related deferred outflows	5,806	2,902	-	8,708
OPEB health benefit related deferred outflows	<u>12,794</u>	<u>6,397</u>	<u>-</u>	<u>19,191</u>
Total deferred outflows of resources	<u>257,599</u>	<u>128,799</u>	<u>-</u>	<u>386,398</u>

(continued)

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF NET POSITION PROPRIETARY FUNDS

September 30, 2023

	Water and Sewer Fund	Drainage Fund	Nonmajor Funds	Total
LIABILITIES				
Current liabilities:				
Accounts payable	\$ 1,109,266	\$ 18,158	\$ 147,164	\$ 1,274,588
Accrued liabilities	58,718	30,676	-	89,394
Customer deposits	700,069	-	-	700,069
Deferred revenue	17,088	-	-	17,088
Accrued interest payable	31,495	-	-	31,495
Due to other funds	72,741	1,000	7,190	80,931
Current portion of compensated absences	-	27,797	-	27,797
Current portion of long-term debt	875,571	14,357	-	889,928
Total current liabilities	<u>2,864,948</u>	<u>91,988</u>	<u>154,354</u>	<u>3,111,290</u>
Noncurrent liabilities:				
Compensated absences	67,115	-	-	67,115
Long-term debt (net of current portion)	5,683,020	33,928	-	5,716,948
Net pension liability	294,882	147,441	-	442,323
OPEB liability - death benefit	17,640	8,820	-	26,460
OPEB liability - health benefit	34,330	17,165	-	51,495
Total noncurrent liabilities	<u>6,096,987</u>	<u>207,354</u>	<u>-</u>	<u>6,304,341</u>
Total liabilities	<u>8,961,935</u>	<u>299,342</u>	<u>154,354</u>	<u>9,415,631</u>
DEFERRED INFLOWS OF RESOURCES				
Gain on bond refunding	336,402	-	-	336,402
Pension related deferred inflows	12,358	6,177	-	18,535
OPEB death benefit related deferred inflows	11,631	5,816	-	17,447
OPEB health benefit related deferred inflows	117,398	58,699	-	176,097
Total deferred inflows of resources	<u>477,789</u>	<u>70,692</u>	<u>-</u>	<u>548,481</u>
NET POSITION				
Net investment in capital assets	28,951,020	18,293,953	-	47,244,973
Restricted for:				
Debt service	797,305	-	-	797,305
Impact fees	-	-	11,570,413	11,570,413
Unrestricted	6,619,731	752,899	-	7,372,630
Total net position	<u>\$ 36,368,056</u>	<u>\$ 19,046,852</u>	<u>\$ 11,570,413</u>	<u>\$ 66,985,321</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUNDS

For the year ended September 30, 2023

	Water and Sewer Fund	Drainage Fund	Nonmajor Funds	Total
OPERATING REVENUES:				
Charges for services:				
Fees charged to users	\$ 16,053,675	\$ 1,019,716	\$ -	\$ 17,073,391
Other charges	<u>164,408</u>	<u>728</u>	<u>-</u>	<u>165,136</u>
Total operating revenues	<u>16,218,083</u>	<u>1,020,444</u>	<u>-</u>	<u>17,238,527</u>
OPERATING EXPENSES:				
Water purchase	4,425,818	-	-	4,425,818
Garbage service	3,113,322	-	-	3,113,322
Sewage treatment	3,104,378	-	-	3,104,378
Personnel services	1,257,824	635,051	-	1,892,875
Contractual services	433,687	42,299	-	475,986
Supplies and maintenance	271,387	117,807	-	389,194
General and administrative	541,699	8,572	-	550,271
Depreciation	<u>874,204</u>	<u>278,116</u>	<u>-</u>	<u>1,152,320</u>
Total operating expenses	<u>14,022,319</u>	<u>1,081,845</u>	<u>-</u>	<u>15,104,164</u>
Operating income (loss)	<u>2,195,764</u>	<u>(61,401)</u>	<u>-</u>	<u>2,134,363</u>
NONOPERATING REVENUES:				
Investment earnings	399,120	33,095	438,388	870,603
Impact fees	-	-	3,329,054	3,329,054
Interest expense	(122,201)	(5,849)	-	(128,050)
Sale of capital assets	<u>-</u>	<u>35,840</u>	<u>-</u>	<u>35,840</u>
Total nonoperating revenues	<u>276,919</u>	<u>63,086</u>	<u>3,767,442</u>	<u>4,107,447</u>
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	<u>2,472,683</u>	<u>1,685</u>	<u>3,767,442</u>	<u>6,241,810</u>
Transfers in	998,143	3,248,520	-	4,246,663
Transfers out	(1,500,337)	(69,403)	(369,657)	(1,939,397)
Capital contributions	<u>366,726</u>	<u>376,336</u>	<u>-</u>	<u>743,062</u>
Change in net position	<u>2,337,215</u>	<u>3,557,138</u>	<u>3,397,785</u>	<u>9,292,138</u>
Total net position - beginning	<u>34,611,434</u>	<u>15,547,015</u>	<u>8,172,628</u>	<u>58,331,077</u>
Restatement of beginning net position	<u>(580,593)</u>	<u>(57,301)</u>	<u>-</u>	<u>(637,894)</u>
Net position - beginning - as restated	<u>34,030,841</u>	<u>15,489,714</u>	<u>8,172,628</u>	<u>57,693,183</u>
Total net position - ending	<u>\$ 36,368,056</u>	<u>\$ 19,046,852</u>	<u>\$ 11,570,413</u>	<u>\$ 66,985,321</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS

For the year ended September 30, 2023

	Water and Sewer Fund	Drainage Fund	Nonmajor Funds	Total
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received from customers and users	\$ 16,415,441	\$ 1,057,668	\$ -	\$ 17,473,109
Cash paid to employees for services	(1,221,967)	(485,749)	-	(1,707,716)
Cash paid to supplier for goods and services	(11,303,807)	(146,543)	(145,629)	(11,595,979)
Net cash provided by (used in) operating activities	<u>3,889,667</u>	<u>425,376</u>	<u>(145,629)</u>	<u>4,169,414</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Cash transfers and advances from/(to) other funds	<u>346,197</u>	<u>2,990,663</u>	<u>231,769</u>	<u>3,568,629</u>
Net cash provided by (used in) noncapital financing activities	<u>346,197</u>	<u>2,990,663</u>	<u>231,769</u>	<u>3,568,629</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition and construction of capital assets	(143,482)	(3,501,119)	-	(3,644,601)
Impact fees	-	-	3,329,054	3,329,054
Interest paid on long-term debt	(156,551)	(5,849)	-	(162,400)
Principal paid on long-term debt	(848,021)	(12,783)	-	(860,804)
Net cash provided by (used) by capital and related financing activities	<u>(1,148,054)</u>	<u>(3,519,751)</u>	<u>3,329,054</u>	<u>(1,338,751)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:				
Proceeds from the sale of investments	-	-	(5,069,361)	(5,069,361)
Purchase of investments	(1,101,487)	(129,157)	-	(1,230,644)
Interest and investment earnings	392,260	33,095	438,388	863,743
Net cash provided by (used by) investing activities	<u>(709,227)</u>	<u>(96,062)</u>	<u>(4,630,973)</u>	<u>(5,436,262)</u>
Net increase (decrease) in cash and cash equivalents	<u>2,378,583</u>	<u>(199,774)</u>	<u>(1,215,779)</u>	<u>963,030</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR:				
Cash and cash equivalents	<u>2,203,460</u>	<u>406,286</u>	<u>2,554,770</u>	<u>5,164,516</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR:				
Cash and cash equivalents	<u>\$ 4,582,043</u>	<u>\$ 206,512</u>	<u>\$ 1,338,991</u>	<u>\$ 6,127,546</u>
NONCASH CAPITAL AND RELATED FINANCING TRANSACTIONS:				
Amortization of gain and premiums on debt issuances	\$ 89,662	\$ -	\$ -	\$ 89,662
Pension and OPEB changes in actuary	\$ 280,420	\$ 140,205	\$ -	\$ 420,625
Developer contributions of capital assets	\$ 366,726	\$ 376,336	\$ -	\$ 743,062

The accompanying notes are an integral part of these financial statements.

CITY OF CIBOLO, TEXAS

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS

For the year ended September 30, 2023

	Water and Sewer Fund	Drainage Fund	Nonmajor Funds	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES				
Operating income (loss)	\$ 2,195,764	\$ (61,401)	\$ -	\$ 2,134,363
Adjustments to reconcile operating income (loss) to net cash provided by (used by) operating activities:				
Depreciation	874,204	278,116	-	1,152,320
Decrease (increase) in assets:				
Accounts receivable (net)	102,623	37,224	-	139,847
Prepaid expenses	(5,000)	-	-	(5,000)
Inventory	(81,022)	-	-	(81,022)
Increase (decrease) in other liabilities:				
Accounts payable	672,506	10,602	(145,629)	537,479
Accrued liabilities	23,687	11,533	-	35,220
Customer deposits	117,795	-	-	117,795
Deferred revenue	(23,060)	-	-	(23,060)
Compensated absences	17,335	7,267	-	24,602
Net pension liability	115,020	155,954	-	270,974
OPEB liability	(120,185)	(13,919)	-	(134,104)
Net cash provided by (used in) operating activities	<u>\$ 3,889,667</u>	<u>\$ 425,376</u>	<u>\$ (145,629)</u>	<u>\$ 4,169,414</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS



CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies

The City of Cibolo is a municipal corporation governed by an elected mayor and seven-member council. The financial statements of the City and its discretely presented component unit have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies for the City are described below:

Reporting entity

Component units – As required by generally accepted accounting principles, these financial statements present the government and its component units for which the government is considered to be financially accountable. Blended component units, although legally separate entities are in substance, part of the government's operations, thus data from these units would be combined with data of the primary government. Each discretely presented component unit is presented as a separate column in the government-wide financial statements to emphasize it's legally separate from the government. Following is a summary of the component units.

Cibolo Economic Development Corporation (CEDC) – a nonprofit Corporation organized under the development corporation act of 1979, Texas Revised Civil Statutes Annotated, Article 5190.6, Section 4A for the purpose of promoting economic development within the community in order to eliminate unemployment and underemployment and to promote and encourage employment and public welfare of, for, and on behalf of the City. It receives all proceeds from .25% sales tax adopted for economic development in the City of Cibolo and the City Council appoints directors of the Corporation. The CEDC is a separate organization and meets the criteria of a discretely presented component unit, described above, and is presented in the government-wide financial statements. Complete financial statements for the Cibolo Economic Development Corporation may be obtained from City Hall and are presented in the other supplementary information of this report.

Cibolo Public Facilities Corporation (CPFC) – a public facilities corporation organized under Chapter 303 of the Texas Local Government Code for the purpose of assisting the City in financing, refinancing, or providing public facilities. The CPFC was created to authorize the public/private sector agreement to construct a market driven 324-unit multifamily housing project, Trophy Oak Apartments. The CPFC will own the land and the building and lease the use of the land and building back to the developer in a 75 year lease agreement. The CPFC will work closely with the developer of the project and monitor the progress of the project.

Joint ventures – a joint venture is a legally separate entity that results from a contractual arrangement and is owned, operated, or governed by two or more participating governments. The following entities meet the criteria as joint ventures. Separate financial statements for these entities may be obtained at City Hall.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Reporting entity (continued)

Canyon Regional Water Authority (Authority) – was created by the Texas Legislature on August 28, 1989 under Article XVI, Section 59 of the Texas Constitution. The Authority operates under Chapter 65 of the Texas Water Code. The Authority was created to purchase, own, hold, lease and otherwise acquire sources of potable water; build, operate and maintain facilities for the treatment and transportation of water; sell potable water to local governments, water supply corporations and other persons in this state; and to protect, preserve and restore the purity and sanitary condition of water in the area. The Authority may not levy or collect ad valorem taxes, but does have the power of eminent domain and may issue bonds. The Authority is comprised of eleven member entities, and the governing board consists of two voting members from each entity. The member entities consist of Crystal Clear Special Utility District, East Central Special Utility District, Springs Hill Water Supply Corporation, Green Valley Special Utility District, County Line Special Utility District, Maxwell Water Supply Corporation, Martindale Water Supply Corporation and the cities of Marion, Cibolo, Converse, and La Vernia. The participating members have an ongoing financial responsibility to fund the operation of the Authority subsidizing the operations.

Cibolo Valley Local Government Corporation – is a public, nonprofit corporation organized July 29, 2011 to aid, assist, and act on behalf of the cities of Cibolo and Schertz in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges or support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges of customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Measurement focus and basis of accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Nonexchange revenues that are measurable but not available are recorded as unavailable revenue (a deferred inflow of resources). These revenues are generally property taxes and warrants outstanding. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Exchange revenues (payments for services) received in advance of the service being provided are recorded as unearned revenue.

The City reports the following major governmental funds:

The **general fund** is the City's primary operating fund which accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **debt service fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The **capital projects fund** accounts for financial resources to be used for the acquisition and construction of major capital facilities and is principally financed by the sale of bonds or certificates of obligation and grants.

The government reports the following major proprietary funds:

The **water and sewer system fund** accounts for the water and sewer services provided to the citizens through user charges.

The **drainage fund** accounts for the maintenance of drainage infrastructure of the City through user charges.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Measurement focus and basis of accounting (continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this are charges between the City's general government function and various other activities of the City. Eliminations of these charges would distort the direct costs and program revenues for the various activities concerned.

Amounts reported as program revenues include 1) charges to customers or applications for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes and investment earnings.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Cash and cash equivalents

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. Cash is reported as restricted when it has restrictions on its use narrower than the purpose of the fund in which it is reported. This can result in differences in presentation between fund statements and government-wide statements.

Investments

The City is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated of not less than "AA" or its equivalent; (5) certificates of deposit issued by state and national banks domiciled in Texas that are guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or its successor, or secured by obligations mentioned above; and (6) fully collateralized direct repurchase agreements having a defined termination date. In addition, the City is authorized to invest in local government investment pools. The investment pools operate in accordance with appropriate state laws and regulations and have regulatory oversight from the Texas Public Funds Investment Act Sec. 2256.0016. The fair value of the City's position in each pool is the same as the fair value of the pool shares.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Receivables and payables

Activities between the funds that are representative of interfund loans outstanding at the end of the fiscal year are referred to as due to/from other funds. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”.

Accounts receivable are reported net of allowances for uncollectible accounts. The allowance account represents management’s estimate of uncollectible accounts based upon experience and historical trends.

Property taxes for the City are levied each October 1 on the taxable value as of the preceding January 1, the date a lien attaches, for all taxable real and personal property located in the City. Taxes are due by January 31 following the October 1 assessment date and become delinquent on February 1, at which time they begin accruing penalty and interest. The enforceable legal claim date for property taxes is the assessment date; therefore, the City did not record a receivable for accrual of future taxes at year end. Accordingly, no current taxes receivable are reported. Delinquent taxes have been reported in the financial statements net of the allowance for uncollectible taxes. Tax revenues are recognized as they become available. Accordingly, an amount equal to taxes not yet available has been reported as unavailable revenue (a deferred inflow of resources) at the government fund level.

Inventories and prepaid items

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both governmental-wide and fund financial statements and in the fund financial statements are offset by a nonspendable fund balance which indicates they do not represent “available spendable resources”.

In the governmental funds, prepaid expenses are accounted for using the consumption method. Under the consumption method, prepaid expenses are certain types of supplies and/or services (not inventory) that are acquired or purchased during an accounting period but not used or consumed during that period.

Restricted assets

Certain proceeds from bonds, resources set aside for their repayment, and other restrictive agreements are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants and/or contractual arrangements.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Capital assets

Capital assets, which include land, buildings and improvements, utility systems, equipment, vehicles, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of one year. When capital assets are purchased, they are capitalized and depreciated in the government-wide financial statements and the proprietary fund statements. Capital assets are recorded as expenditures of the current period in the governmental fund financial statements.

Capital assets are valued at cost where historical records are available and at an estimated cost where no records exist. Donated capital assets, donated works of art and similar items received as part of a service concession arrangement are reported at acquisition value.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements to capital assets that materially extend the life of the asset or add to the value are capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated over their useful lives on a straight-line basis as follows:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	10 – 40
Utility systems	50
Equipment and vehicles	3 – 10

Compensated absences

It is the City's policy to permit employees to accumulate earned but unused vacation and compensatory time benefits. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation and compensatory time pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The general fund, water and sewer fund, and drainage fund are used to liquidate the liability for compensated absences.

Deferred inflows/outflows of resources

A deferred outflow of resources represent a consumption of net assets that applies to future periods and a deferred inflow of resources represents an acquisition of net assets that applies to future periods. These items are presented in separate sections following assets (deferred outflows) or liabilities (deferred inflows) on the statement of net position.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Long-term obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, losses on defeasance, are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount and losses on defeasance. Bond issuance costs are recognized as expenses in the financial statements in the period in which the bonds are issued.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenses.

Pensions

For purposes of measuring the net pension liability, deferred inflows and outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS), and additions to and deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The general fund, water and sewer fund and drainage fund are used to liquidate net pension liabilities.

Other postemployment benefit (OPEB) liability

For purposes of measuring the OPEB liability, deferred inflows and outflows of resources related to OPEB and OPEB expense, information about the OPEB liability of the Texas Municipal Retirement System (TMRS) and additions to/deletions from TMRS' OPEB liability have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the same period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. The general fund, water and sewer fund and drainage fund are used to liquidate other postemployment benefit liabilities.

The City also has a retiree healthcare plan which an OPEB liability has been determined by using the flow of economic resources measurement focus and full accrual basis of accounting. This includes deferred outflow of resources and deferred inflow of resources related to the OPEB liability and OPEB expense.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Fund equity

Fund balances in governmental funds are classified as follows:

Nonspendable – represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid items) or legally required to remain intact.

Restricted – represents amounts that are constrained by external parties, constitutional provisions or enabling legislation.

Committed – represents amounts that can only be used for a specific purpose because of a formal action by the government's highest level of decision making authority: an ordinance adopted by City Council prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned – represents amounts which the City intends to use for a specific purpose but do not meet the criteria of restricted or committed. The City Council authorized (by way of policy) the City Manager to also make assignments. The City Manager's assignments do not require formal action; however, the City Manager has not assigned any funds at this time.

Unassigned - represents the residual balance that may be spent on any other purpose of the City. The City's policy is to maintain an unassigned fund balance in the general fund of 25-28% of operating expenditures. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Net position

Net position represents the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent bond proceeds. Net position is reported as restricted when there are limitations by creditors, grantors, or laws or regulations of other governments.

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(1) Summary of significant accounting policies (continued)

Budgetary information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds and capital projects fund. The capital projects fund adopts project-length budget, however the budgets are then estimated by fiscal year.

Reclassifications

Certain reclassifications have been made in the presentation of the September 30, 2023 financial statement. All comparative information for prior periods has been reclassified to match the new presentation. The changes in presentation had no impact on the changes in net position or fund balance.

New accounting pronouncements

The Government Accounting Standards Board has issued the following statements:

Statement Number 91, *Conduit Debt Obligation* – the requirements of this statement will take effect for reporting periods ending after December 31, 2022. The statement clarifies the existing definitions of conduit debt obligations and improves note disclosures.

Statement Number 96, *Subscription-Based Information Technology Arrangements (SBITA)* – the requirements of this statement will take effect for reporting periods beginning with the fiscal year that ends June 30, 2023. The statement requires recognition of a right to use subscription asset and a corresponding subscription liability.

Statement Number 87, *Leases* – the objectives of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The statement requires recognition of certain lease assets and liabilities for leases that were previously classified as operating leases. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

(2) Cash, cash equivalents and investments

As of September 30, 2023, the City had the following investment funds:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity in Days</u>
TexPool	\$ 25,545,905	24
TexPool Prime	8,027,844	46
Texas CLASS	8,224,043	49
TexSTAR	6,432	30
Governmental agencies	2,999,567	322
Money market fund	2,034,230	43
Certificate of deposit	243,000	290
Total	<u>\$ 47,081,021</u>	
Weighted average maturity		55

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(2) Cash, cash equivalents and investments (continued)

As of September 30, 2023, the Component Unit had the following investment funds:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity in Days</u>
TexPool	\$ 1,809,063	24
TexPool Prime	139,934	46
Texas CLASS	415,628	49
Total	<u>\$ 2,364,625</u>	
Weighted average maturity		30

Interest rate risk: As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy limits the City's investment portfolio to highly liquid investments to meet unanticipated cash requirements, and/or to redeploy cash into other investments expected to outperform current holdings.

Credit risk: State law limits investments in certificates of deposit to guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor or the National Credit Union Share Insurance Fund, or its successor and investment pools continuously rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The City's investment policy does not further limit its investment choices. As of September 30, 2023, the City's investments were in TexPool, TexPool Prime, Texas CLASS, TexSTAR, money market fund, governmental agencies, and certificates of deposit, and all securities held maintained a continuous rating of no lower than AAA, or an equivalent rating by at least one nationally recognized rating service.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned. The operating deposits of the City and the component unit, Cibolo Economic Development Corporation, are held at one institution. The institution provides a combination of pledged collateral and FDIC insurance to completely collateralize the City's deposits. As of September 30, 2023, the City's cash and cash equivalents (including component unit holdings) were fully collateralized by the City's depository by a combination of pledged collateral and FDIC insurance. All collateral is held in the City's name.

Foreign currency risk: This is the risk that exchange rates will adversely affect the fair value of an investment. The City's policy does not allow investment in foreign currency. At year end, the City was not exposed to foreign currency risk.

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(3) Fair value measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; level 2 inputs are significant other observable inputs; level 3 inputs are significant unobservable inputs.

As of September 30, 2023, the City's municipal investment pools and the money market fund are valued using prices quoted in active markets for those securities (level 1). The municipal investment pools are reported on the statement of net position and balance sheet as cash and cash equivalents.

The following table summarizes the assets for which fair values are determined on a recurring basis as of September 30, 2023 for the City:

	September 30, 2023	Level 1	Level 2	Level 3
Investments by Fair Value Level:				
Money Market Mutual Funds				
Wells Fargo - AGI Gov	2,034,230	-	2,034,230	-
Total money market mutual funds	2,034,230	-	2,034,230	-
Debt Securities				
U.S. Agency Securities	2,999,567		2,999,567	
Certificates of Deposits	243,000	-	243,000	-
Total debt securities	3,242,567	-	3,242,567	-
Total investments measured by fair value level	\$ 5,276,797	\$ -	\$ 5,276,797	\$ -
Investments Measured at Amortized Cost:				
External Investment Pools				
TexPool	\$ 25,545,905			
TexPool Prime	8,027,844			
Total investments measured at amortized cost	33,573,749			
Investments Measured at Net Asset Value:				
External Investment Pools				
Texas Class	8,224,043			
TexStar	6,432			
Total investments measured at net asset value	8,230,475			
Total	\$ 47,081,021			

(4) Property tax

Total taxable values are as of January 1 and levied on October 1. The City has contracted with the Guadalupe County Tax Assessor-Collector to collect taxes on its behalf. Current taxes become delinquent February 1. Current year delinquent taxes not paid by July 1 are turned over to attorneys for collection action. The total taxable value as of October 1, 2022, upon which the fiscal 2023 levy was based, was \$3,184,762,602 (i.e., market value less exemptions). The estimated market value was \$3,744,976,405 making the taxable value 85.0% of the estimated market value.

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(4) Property tax (continued)

The City is permitted by the Constitution of the State of Texas to levy taxes up to \$2.50 per \$100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas, up to \$1.50 per \$100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt for the year ended September 30, 2023, was \$0.4835 per \$100 of assessed value, which means that the City has a tax margin of \$2.0165 for each \$100 value and could increase its annual tax levy by approximately \$47,558,039 based upon the present assessed valuation before the limit is reached.

However, the City may not adopt a tax rate that exceeds the tax rate calculated in accordance with the Texas Property Tax Code without holding a public hearing. The Property Tax Code subjects an increase in the effective tax rate to a referendum election, if petitioned by registered voters, when the effective tax rate increase is more than three-half percent (3.5%) of the previous year's effective tax rate.

Property taxes are recorded as receivables and unearned revenues at the time the taxes are assessed. In governmental funds, revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collected within 60 days of year-end have been recognized as revenue. In the government-wide financial statements the entire levy is recognized as revenue, net of estimated uncollectible amounts (if any), at the levy date.

(5) Receivables

Receivables as of year-end of the government's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Funds			Proprietary Funds		
	General Fund	Debt Service Fund	Nonmajor Funds	Water and Sewer Fund	Drainage Fund	Nonmajor Funds
Receivables:						
Property taxes	\$ 95,755	\$ 57,857	\$ -	\$ -	\$ -	\$ -
Sales taxes	798,484	-	199,621	-	-	-
Franchise fees	425,410	-	-	-	-	-
Customers	-	-	-	2,321,783	152,348	-
Other	458,238	-	3,389	127,743	-	3,191
Gross receivables	1,777,887	57,857	203,010	2,449,526	152,348	3,191
Less: allowance for uncollectibles	4,785	2,893	-	604,120	36,257	-
Net total receivables	<u>\$ 1,773,102</u>	<u>\$ 54,964</u>	<u>\$ 203,010</u>	<u>\$ 1,845,406</u>	<u>\$ 116,091</u>	<u>\$ 3,191</u>

Governmental funds report *unavailable revenue* in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(5) Receivables (continued)

At the end of the current fiscal year, the various components of *unearned/unavailable revenue* and *unavailable revenue* reported in the governmental funds were as follows:

	<u>Unavailable</u>	<u>Unearned</u>
General fund		
Delinquent property taxes receivable	\$ 83,014	\$ -
SCUCISD program	-	41,156
Permits	-	6,845
Total general fund	<u>83,014</u>	<u>48,001</u>
Grant fund		
ARP program	<u>-</u>	<u>4,673,562</u>
Debt service fund		
Delinquent property taxes receivable	<u>49,727</u>	<u>-</u>
Nonmajor Funds		
Cibolo Fest	<u>-</u>	<u>19,400</u>
Total governmental funds	<u><u>\$ 132,741</u></u>	<u><u>\$ 4,740,963</u></u>

(6) Interfund balances and transfers

The following schedule briefly summarizes the City's transfer activity:

<u>Transfer From</u>	<u>Transfer To</u>	<u>Amount</u>	<u>Purpose</u>
Nonmajor governmental	General	\$ 18,659	Long range master plan and crossing guard fees
General	Nonmajor governmental	591,779	Transfer in support of technology replacement
Water & sewer	General	628,610	Transfer in support of administrative services
Drainage	General	67,403	Transfer in support of administrative services
Capital projects	Drainage	2,987,586	Transfer of drainage projects
Capital projects	Water & sewer	25,694	Transfer of water and sewer projects
Nonmajor proprietary	Water & sewer	108,723	Transfer of utility projects
Nonmajor governmental	Debt service	590,600	Transfer in debt service
Nonmajor governmental	Drainage	260,934	Transfer of drainage projects
General	Capital projects	225,000	Transfer in support of general projects
Nonmajor governmental	Water & sewer	8,000	Transfer in support of general projects
Nonmajor proprietary	Drainage	2,000	Transfer of drainage projects

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(6) Interfund balances and transfers (continued)

The composition of interfund balances as of September 30, 2023 is as follows:

Due From	Due To	Amount	Purpose
Nonmajor governmental	General	\$ 762,994	short-term lending
Capital projects	General	3,908	short-term lending
Water & sewer	General	65,884	short-term lending
General	Capital projects	200,879	short-term lending
Nonmajor proprietary	General	7,190	short-term lending
General	Nonmajor governmental	485,968	short-term lending
Water & sewer	Nonmajor governmental	6,977	short-term lending
Drainage	Nonmajor governmental	1,000	short-term lending
General	Debt service	616,300	short-term lending
General	Nonmajor proprietary	8,235	short-term lending
Nonmajor governmental	Water & sewer	23,369	short-term lending
General	Drainage	97,301	short-term lending
Nonmajor governmental	Drainage	13,329	short-term lending

(7) Capital assets

Governmental fund capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance October 1, 2022	Increases	Deletions/ Transfers and Adjustments	Ending Balance September 30, 2023
<u>Governmental activities:</u>				
Capital assets not being depreciated:				
Land	\$ 3,776,480	\$ -	\$ -	\$ 3,776,480
Construction in progress	18,061,990	11,400,395	(16,835,133)	12,627,252
Total capital assets not being depreciated	21,838,470	11,400,395	(16,835,133)	16,403,732
Capital assets being depreciated:				
Buildings and improvements	19,193,714	-	2,647,888	21,841,602
Improvements other than buildings	54,760,913	871,502	14,029,192	69,661,607
Equipment and vehicles	9,405,979	697,831	(319,384)	9,784,426
SBITAs	697,929	175,877	-	873,806
Total capital assets being depreciated	84,058,535	1,745,210	16,357,696	102,161,441
Less accumulated depreciation:				
Buildings and improvements	(3,695,051)	(515,063)	-	(4,210,114)
Improvements other than buildings	(23,641,624)	(3,257,969)	-	(26,899,593)
Equipment and vehicles	(5,408,552)	(839,640)	56,931	(6,191,261)
SBITAs	-	(229,851)	-	(229,851)
Total accumulated depreciation	(32,745,227)	(4,842,523)	56,931	(37,530,819)
Total capital assets being depreciated, net	51,313,308	(3,097,313)	16,414,627	64,630,622
Governmental activities capital assets, net	\$ 73,151,778	\$ 8,303,082	\$ (420,506)	\$ 81,034,354

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(7) Capital assets (continued)

Proprietary fund capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance October 1, 2022	Increases	Deletions/ Transfers and Adjustments	Ending Balance September 30, 2023
Business-type activities:				
Capital assets not being depreciated:				
Land	\$ 1,396,208	\$ -	\$ -	\$ 1,396,208
Water rights	475,000	-	-	475,000
Construction in progress	<u>5,364,352</u>	<u>3,366,309</u>	<u>-</u>	<u>8,730,661</u>
Total capital assets not being depreciated	<u>7,235,560</u>	<u>3,366,309</u>	<u>-</u>	<u>10,601,869</u>
Capital assets being depreciated:				
Utility systems	48,698,128	743,062	(637,894)	48,803,296
Equipment and vehicles	<u>2,494,488</u>	<u>203,880</u>	<u>(237,007)</u>	<u>2,461,361</u>
Total capital assets being depreciated	<u>51,192,616</u>	<u>946,942</u>	<u>(874,901)</u>	<u>51,264,657</u>
Less accumulated depreciation:				
Utility systems	(8,317,008)	(946,942)	-	(9,263,950)
Equipment and vehicles	<u>(1,552,439)</u>	<u>(205,378)</u>	<u>202,648</u>	<u>(1,555,169)</u>
Total accumulated depreciation	<u>(9,869,447)</u>	<u>(1,152,320)</u>	<u>202,648</u>	<u>(10,819,119)</u>
Total capital assets being depreciated, net	<u>41,323,169</u>	<u>(205,378)</u>	<u>(672,253)</u>	<u>40,445,538</u>
Business-type activities capital assets, net	<u>\$ 48,558,729</u>	<u>\$ 3,160,931</u>	<u>\$ (672,253)</u>	<u>\$ 51,047,407</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 159,779
Law enforcement and municipal court	393,901
Planning and engineering services	24,520
Public works	2,669,042
Animal control	21,337
Parks and recreation	888,159
Fire	446,478
Information Technology	229,851
EDC	9,456
Total depreciation expense-governmental activities	<u>\$ 4,842,523</u>
Business-type activities:	
Water, sewer, and drainage systems	<u>\$ 1,152,320</u>
Total depreciation expense-business-type activities	<u>\$ 1,152,320</u>
Component unit	
Economic development	<u>\$ 4,500</u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(8) Long-term liabilities

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental activities. These instruments include general obligation bonds, certificates of obligation, tax notes, and capital leases. These debt obligations are secured by either future property tax revenue or liens on property and equipment.

In February 2023, the City issued \$4,550,000 City of Cibolo, Texas, Certificates of Obligation, Series 2023 with interest rates of 4-5% . The intent of this issuance is to finance various projects.

In September 2023, the City defeased a portion of the General Obligation Bonds, Series 2018 in the amount of \$580,000. This defeasance reduced total debt service by \$263,009.

Bonded debt of the City consists of various series of general obligation bonds, revenue bonds, tax notes, and certificates of obligation. General obligation bonds, certificates of obligation, and tax notes are direct obligations of the City for which its full faith and credit are pledged and are payable from taxes levied on all taxable property located within the City. Revenue bonds are generally payable from pledged revenues generated by the water and sewer fund. The debenture agreement for water and sewer bonds requires that funds be available for 1/12th of the principal and 1/6th of the interest requirements for the next fiscal year.

The City is required to accumulate a reserve fund in an amount equal to the average principal and interest on the revenue bonds.

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CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(8) Long-term liabilities (continued)

A summary of the terms of general obligation bonds and combination of tax and revenue certificates of obligation outstanding at September 30, 2023, follows:

Primary Government	Issue Amount	Maturity	Rate	Total Balance
General Obligation Bonds				
2014 series	\$ 2,875,000	2034	2.0% - 3.5%	\$ 1,800,000
2015 series	3,770,000	2035	3.0% - 4.0%	2,585,000
2015 series, refunding	3,995,000	2027	3.0% - 4.0%	2,180,000
2016 series	3,455,000	2030	2.0% - 3.0%	2,430,000
2018 series	3,490,000	2026	3.0% - 5.0%	2,280,000
2019 series	9,680,000	2039	3.5% - 5.0%	8,715,000
2019 series, refunding	5,000,000	2031	2.0% - 5.0%	3,750,000
2021 series, refunding	11,245,000	2033	1.0% - 4.0%	10,045,000
Certificates of Obligation				
2017 series	2,000,000	2032	3.85%	1,330,000
2019 series	4,505,000	2039	3.0% - 5.0%	4,505,000
2020 series	6,950,000	2030	2.0% - 3.0%	5,935,000
2023 series	4,550,000	2043	4.0% - 5.0%	4,550,000
Tax Notes, Series 2022	2,250,000	2028	1.68%	1,795,000
Total governmental long-term obligations				<u>\$ 51,900,000</u>
Revenue Bonds				
2006 series	3,000,000	2026	4.07%	\$ 595,000
2019 series	1,355,000	2039	3.0% - 5.0%	1,165,000
2021 series, refunding	4,195,000	2032	1.5% - 4.0%	3,480,000
General Obligation Bonds				
2015 series, refunding	1,350,000	2027	3.0% - 4.0%	735,000
Total business-type long-term obligations				<u>\$ 5,975,000</u>
Component Unit				
Revenue Bonds				
2021 series	4,125,000	2036	2.00%	\$ 3,642,000
Total component unit obligations				<u>\$ 3,642,000</u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(8) Long-term liabilities (continued)

Changes in long-term liabilities for the year ended September 30, 2023 are as follows:

	Balance October 1, 2022	Issued / Additions	Retired / Payments	Balance September 30, 2023	Due Within One Year
Governmental Activities:					
Long-term debt:					
General Obligation Bonds	\$ 19,350,000	\$ -	\$ (1,540,000)	\$ 17,810,000	\$ 1,000,000
Unamortized premium	1,289,028	-	(104,676)	1,184,352	281,822
General Obligation Refunding Bonds	18,080,000	-	(2,105,000)	15,975,000	2,175,000
Unamortized premium	1,332,403	-	(147,663)	1,184,740	69,208
Certificates of Obligation	10,885,000	4,550,000	(445,000)	14,990,000	1,090,000
Unamortized premium	1,015,097	364,772	(134,554)	1,245,315	116,315
Certificates of Obligation - privately placed	1,450,000	-	(120,000)	1,330,000	125,000
Tax Notes, Series 2022	2,135,000	-	(340,000)	1,795,000	345,000
Leases - direct borrowing	1,199,959	33,235	(468,424)	764,770	346,914
SBITAs	674,831	175,877	(314,487)	536,221	241,694
Total long-term debt	57,411,318	5,123,884	(5,719,804)	56,815,398	5,790,953
Other long-term liabilities:					
Compensated absences	694,352	316,688	(138,870)	872,170	174,434
Total governmental activities	<u>\$ 58,105,670</u>	<u>\$ 5,440,572</u>	<u>\$ (5,858,674)</u>	<u>\$ 57,687,568</u>	<u>\$ 5,965,387</u>
Business-Type Activities:					
Long-term debt:					
Revenue Bonds	\$ 5,055,000	\$ -	\$ (410,000)	\$ 4,645,000	\$ 425,000
Unamortized premium	505,962	-	(44,525)	461,437	44,525
Revenue Bonds - privately placed	780,000	-	(185,000)	595,000	190,000
General Obligation Refunding Bonds	905,000	-	(170,000)	735,000	175,000
Unamortized premium	53,943	-	(10,786)	43,157	10,786
Leases - direct borrowing	167,775	-	(40,493)	127,282	44,617
Total long-term debt	7,467,680	-	(860,804)	6,606,876	889,928
Other long-term liabilities:					
Compensated absences payable	103,638	11,804	(20,530)	94,912	27,797
Total business-type activities	<u>\$ 7,571,318</u>	<u>\$ 11,804</u>	<u>\$ (881,334)</u>	<u>\$ 6,701,788</u>	<u>\$ 917,725</u>
Component Unit					
Long-term debt:					
Revenue bonds	\$ 3,884,000	\$ -	\$ (242,000)	\$ 3,642,000	\$ 247,000
Total component unit	<u>\$ 3,884,000</u>	<u>\$ -</u>	<u>\$ (242,000)</u>	<u>\$ 3,642,000</u>	<u>\$ 247,000</u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(8) Long-term liabilities (continued)

Annual debt service requirements of bonded debt as of September 30, 2023, are as follows:

Year Ended September 30,	Governmental Activities								
	Bonds Payable			Privately Placed Debt			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2024	\$ 4,610,000	\$ 1,687,399	\$ 6,297,399	\$ 125,000	\$ 48,799	\$ 173,799	\$ 4,735,000	\$ 1,736,198	\$ 6,471,198
2025	4,550,000	1,433,023	5,983,023	130,000	43,890	173,890	4,680,000	1,476,913	6,156,913
2026	4,900,000	1,265,534	6,165,534	135,000	38,789	173,789	5,035,000	1,304,323	6,339,323
2027	5,150,000	1,101,873	6,251,873	140,000	33,495	173,495	5,290,000	1,135,368	6,425,368
2028	4,795,000	966,603	5,761,603	150,000	27,913	177,913	4,945,000	994,516	5,939,516
2029-2033	16,025,000	3,024,181	19,049,181	650,000	51,013	701,013	16,675,000	3,075,194	19,750,194
2034-2038	8,035,000	1,032,413	9,067,413	-	-	-	8,035,000	1,032,413	9,067,413
2039-2043	2,505,000	162,450	2,667,450	-	-	-	2,505,000	162,450	2,667,450
Total	<u>\$ 50,570,000</u>	<u>\$ 10,673,476</u>	<u>\$ 61,243,476</u>	<u>\$ 1,330,000</u>	<u>\$ 243,899</u>	<u>\$ 1,573,899</u>	<u>\$ 51,900,000</u>	<u>\$ 10,917,375</u>	<u>\$ 62,817,375</u>

Year Ended September 30,	Business-Type Activities								
	Bonds Payable			Privately Placed Debt			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2024	\$ 600,000	\$ 150,531	\$ 750,531	\$ 190,000	\$ 20,350	\$ 210,350	\$ 790,000	\$ 170,881	\$ 960,881
2025	620,000	132,806	752,806	200,000	12,414	212,414	820,000	145,220	965,220
2026	635,000	115,919	750,919	205,000	4,172	209,172	840,000	120,091	960,091
2027	645,000	99,106	744,106	-	-	-	645,000	99,106	744,106
2028	470,000	86,256	556,256	-	-	-	470,000	86,256	556,256
2029-2033	1,885,000	216,350	2,101,350	-	-	-	1,885,000	216,350	2,101,350
2034-2038	430,000	47,650	477,650	-	-	-	430,000	47,650	477,650
2039-2040	95,000	1,425	96,425	-	-	-	95,000	1,425	96,425
Total	<u>\$ 5,380,000</u>	<u>\$ 850,043</u>	<u>\$ 6,230,043</u>	<u>\$ 595,000</u>	<u>\$ 36,936</u>	<u>\$ 631,936</u>	<u>\$ 5,975,000</u>	<u>\$ 886,979</u>	<u>\$ 6,861,979</u>

(9) Leases/SBITAs

The City has entered into lease agreements to finance equipment. The lease agreements qualify as capital lease for accounting purposes and, therefore, have been recorded at the present value of the future minimum lease payment at the inception date. The assets acquired through leases are as follows:

	Governmental Activities	Business-Type Activities
Assets:		
Equipment	\$ 3,742,029	\$ 242,204
Less: accumulated depreciation	<u>1,894,832</u>	<u>88,386</u>
Total	<u>\$ 1,847,197</u>	<u>\$ 153,818</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(9) Leases/SBITAs (continued)

Future minimum obligations (direct borrowings) and the net present value of these minimum lease payments as of September 30, 2023 are as follows:

Year ending <u>September 30,</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
2024	\$ 363,683	\$ 50,322
2025	239,284	41,811
2026	127,876	32,433
2027	<u>82,508</u>	<u>22,959</u>
Total payments	813,351	147,525
Less amount representing interest	<u>(48,581)</u>	<u>(20,243)</u>
Present value of minimum lease payments	<u><u>\$ 764,770</u></u>	<u><u>\$ 127,282</u></u>

At September 30, 2023, the City was obligated under the right to use SBITAs for general administration subscription agreements. These agreements include contracts for various IT software. Future payments on the SBITA agreements are as follows:

<u>Year Ended September 30,</u>	<u>SBITAs - Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 241,694	\$ 15,231	\$ 256,925
2025	185,479	8,677	194,156
2026	53,494	4,207	57,701
2027	<u>55,554</u>	<u>2,148</u>	<u>57,702</u>
Total	<u><u>\$ 536,221</u></u>	<u><u>\$ 30,263</u></u>	<u><u>\$ 566,484</u></u>

(10) Retirement plan

Plan description

The City of Cibolo participates as one of 919 plans in the defined benefit cash-balance pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of the system with a six-member, Governor appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at www.tmr.com.

All eligible employees of the City are required to participate in TMRS.

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(10) Retirement plan (continued)

Benefits provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the City-financed monetary credits with interest, and their age at retirement and other actuarial factors. The retiring member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member contribution and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Members are eligible to retire at age sixty (60) and above with five (5) or more years of service or with twenty (20) years of service regardless of age. A member is vested after five (5) years. The contribution rate for the employees is 7%, and the City matching percent is currently 2 to 1.

Benefits provided (continued)

Employees covered by benefit terms

At the December 31, 2022 valuation and measurement date, the following employees were covered by the benefit terms:

<u>Type of Employee</u>	<u>Number</u>
Inactive employees or beneficiaries currently receiving benefits	52
Inactive employees entitled to but not yet receiving benefits	110
Active employees	<u>166</u>
Total	<u>328</u>

Contributions

Member contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the entry age normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual compensation during the fiscal year. The contribution rates for the City were 11.56% and 11.92% for calendar years 2023 and 2022 respectively. The City's contributions to TMRS for the year ended September 30, 2023 were \$1,365,484 and were equal to the required contributions.

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(10) Retirement plan (continued)

Net pension liability

The City's net pension liability (NPL) was measured as of December 31, 2022, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year , adjusted down for population declines, if any
Investment rate of return*	6.75%,

*presented net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB (10) mortality tables with the Public Safety table used for males and the general employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 through December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for annuity purchase rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(10) Retirement plan (continued)

Actuarial assumptions (continued)

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

ASSET CLASS	TARGET ALLOCATION	LONG-TERM EXPECTED REAL RATE OF RETURN (ARITHMETIC)
Global equity	35.0%	7.70%
Core fixed income	6.0%	4.90%
Non-core fixed income	20.0%	8.70%
Real return	12.0%	8.10%
Real estate	12.0%	5.80%
Absolute return	5.0%	6.90%
Private equity	10.0%	11.80%
Total	100.0%	

Discount rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(10) Retirement plan (continued)

Changes in the net pension liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2021	\$ 20,710,923	\$ 20,474,041	\$ 236,882
Changes for the year:			
Service cost	1,753,286	-	1,753,286
Interest	1,430,061	-	1,430,061
Difference between expected and actual experience	704,419	-	704,419
Change of assumptions	-	-	-
Contributions - employer	-	1,220,226	(1,220,226)
Contributions - employee	-	715,210	(715,210)
Net investment income	-	(1,499,309)	1,499,309
Benefit payments, including refunds of employee contributions	(802,953)	(802,953)	-
Administrative expenses	-	(12,933)	12,933
Other changes	-	15,433	(15,433)
Net changes	<u>3,084,813</u>	<u>(364,326)</u>	<u>3,449,139</u>
Balance at December 31, 2022	<u>\$ 23,795,736</u>	<u>\$ 20,109,715</u>	<u>\$ 3,686,021</u>

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability (asset)	<u>\$ 7,877,325</u>	<u>\$ 3,686,021</u>	<u>\$ 368,930</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(10) Retirement plan (continued)

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the schedule of changes in fiduciary net position, by participant city. The report may be obtained at www.tmr.com

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions

For the year ended September 30, 2023, the City recognized pension expense of \$1,566,005.

At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual economic experience	\$ 574,495	\$ 154,465
Changes in actuarial assumptions	12,091	-
Difference between projected and actual investment earnings	1,396,476	-
Contributions made subsequent to the measurement date	<u>1,004,428</u>	<u>-</u>
Total	<u>\$ 2,987,490</u>	<u>\$ 154,465</u>

The City reported \$1,004,428 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>For the Fiscal Year Ended September 30,</u>	
2024	\$ 224,100
2025	429,969
2026	509,066
2027	<u>665,462</u>
Total	<u>\$ 1,828,597</u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan

Supplemental death benefits fund

Plan description

The City participates in a single-employer defined benefit plan, which operates like a group-term life insurance plan, operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Benefit payments

The death benefit for active members provides a lump-sum payment approximately equal to the member's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired members are insured for \$7,500; this coverage is an "other postemployment benefit" or OPEB. As the SDBF covers both active and retiree members, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated).

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the City. There is a one year delay between the actuarial valuation that serves as the basis for the City's contribution rate and the calendar year when the rate goes into effect. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

The contribution rate for the City was 0.23% and 0.13% for calendar years 2023 and 2022, respectively. The City's contributions to TMRS were \$23,922 and \$12,373 for the fiscal year ended September 30, 2023 and 2022, respectively, and were equal to the required contributions.

Employees covered by benefit terms

At the December 31, 2022 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	36
Inactive employees entitled to but not yet receiving benefits	16
Active employees	<u>166</u>
Total	<u>218</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

OPEB liability

The City's total OPEB liability of \$220,504 was measured as of December 31, 2022, and was determined by an actuary valuation as of that date.

Actuary assumptions

The total OPEB liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.50% to 11.5% including inflation
Discount rate *	4.05%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2022.

The actuarial assumptions used in the December 31, 2022 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

Changes in the OPEB liability:

Balance at December 31, 2021	\$ 298,258
Changes for the year:	
Service cost	37,804
Interest on the total OPEB liability	5,808
Changes of benefit terms	-
Difference between expected and actual experience	20,758
Change of assumptions or other inputs	(139,059)
Benefit payments	(3,065)
Net changes	(77,754)
Balance at December 31, 2022	<u>\$ 220,504</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

OPEB liability (continued)

Sensitivity of the OPEB liability to changes in the discount rate:

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.05%, as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.05%) or 1-percentage-point higher (5.05%) than the current rate:

	1% Decrease in Discount Rate (3.05%)	Current Discount Rate (4.05%)	1% Increase in Discount Rate (5.05%)
	<u> </u>	<u> </u>	<u> </u>
City's OPEB liability	\$ 272,144	\$ 220,504	\$ 181,696

OPEB expenses, deferred outflows of resources and deferred inflows of resources related to OPEB

For the year ended September 30, 2023, the City recognized OPEB expense of \$33,733.

At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Difference between expected and actual economic experience	\$ 17,779	\$ 22,081
Changes in actuarial assumptions	52,185	123,312
Difference between projected and actual investment earnings	-	-
Contributions subsequent to the measurement date	2,607	-
Total	<u>\$ 72,571</u>	<u>\$ 145,393</u>

The City reported \$2,607 as deferred outflows of resources related to the OPEB liability resulting from contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to the OPEB liability will be recognized in OPEB expenses as follows:

For the Fiscal Year Ended September 30,	
<u>2023</u>	\$ (9,879)
2024	(11,170)
2025	(9,761)
2026	(11,834)
2027	(16,323)
Thereafter	<u>(16,462)</u>
Total	<u>\$ (75,429)</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

Retiree healthcare plan

Plan description and benefits provided

The City provides medical insurance benefits through a single employer defined benefit OPEB plan. The City maintains fully-insured medical, dental and vision insurance coverage for eligible employees and retired employees and their dependents under the age of 65. The same level of benefit is provided for eligible retirees as to active employees. Retirees are required to contribute 100% of the premium rates. The plan does not issue a publicly available financial report.

Postemployment healthcare coverage

The Texas Municipal Retirement System provides a variety of retirement options. The City of Cibolo has elected service retirement with 20 years of service at any age or age 60 with at least 5 years of service. Retirees pay contributions for coverage in the OPEB programs.

Retirees are eligible for medical, dental and vision coverage as provided in the plan document. Spouses and children of the retiree are eligible for the plan. Benefits cease upon the death of the retiree or the retiree/spouse attaining age 65.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Contributions

Retirees are required to contribute 100% of the premiums rates. Monthly contributions for retirees by plan option and tier are as follows:

Tier	Gold	Silver
Employee	\$ 518	\$ 252
Employee + Spouse	1,189	578

Contributions paid by retirees during the fiscal year ended September 30, 2023, were \$29,362.

Employees covered by benefit terms

At the September 30, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefit payments	2
Inactive employees entitled to but not yet receiving benefits	0
Active employees	<u>144</u>
	<u>146</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

OPEB liability

The City's OPEB liability of \$429,125 was measured as of September 30, 2023 and was determined by an actuarial valuation as of September 30, 2023.

Actuarial valuation information:

Actuarial assumptions and other inputs - The OPEB liability in the September 30, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	4.00%
Discount rate	4.75%

The discount rate was based on the average of the September 30, 2023 Fidelity General Obligation AA 20-year yield and the S&P Municipal Bond 20 year high grade index.

Mortality rates for active employees were based on the PubG.H-2010 Employee Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate.

Mortality rates for retirees/disabled employees were based on the PubG.H-2010 Healthy Retiree Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate.

Healthcare cost trend rate for fiscal year 2023 was 5.75%, gradually decreasing over several decades to an ultimate rate of 3.5% in fiscal year 2075 and later years.

Participants rates of 100% of current retirees until age 65 and 25% of future retirees until 65.

The following changes were made to assumptions since the prior valuation:

- The discount rate was changed from 4.59% to 4.75% based on updated 20-year municipal bond rates.
- The first-year Healthcare trend rates were revised from 6% to 16.9% for the Gold plan and 39.1% for the Silver plan based on known premium increases for FY2024 (i.e., the City's actual premiums on a per member per month basis increased from FY2023 to FY2024). This resulted in an increase in the Total OPEB Liability.
- The percent of future non Medicare eligible retirees electing each medical plan changed to reflect recent plan experience and new plan offerings. The following table provides the changes for the assumed percent electing each plan:

<u>Medical Plan</u>	<u>Fiscal 2023 Valuation</u>	<u>Fiscal 2022 Valuation</u>
Silver	20%	20%
Gold	80%	80%

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

Actuarial valuation information (continued)

The following changes were made to assumptions since the prior valuation:

- The discount rate was changed from 4.59% to 4.75% based on updated 20-year municipal bond rates.
- The first-year Healthcare trend rates were revised from 6% to 16.9% for the Gold plan and 39.1% for the Silver plan based on known premium increases for FY2024 (i.e., the City's actual premiums on a per member per month basis increased from FY2023 to FY2024). This resulted in an increase in the Total OPEB Liability.
- The percent of future non Medicare eligible retirees electing each medical plan changed to reflect recent plan experience and new plan offerings. The following table provides the changes for the assumed percent electing each plan:

<u>Medical Plan</u>	<u>Fiscal 2023</u> <u>Valuation</u>	<u>Fiscal 2022</u> <u>Valuation</u>
Silver	20%	20%
Gold	80%	80%

Changes in the OPEB liability

Balance at September 30, 2022	\$ 359,809
Changes for the year:	
Service cost	26,419
Interest on the OPEB liability	17,054
Difference between expected and actual experience	16,119
Change of assumptions or other inputs	39,087
Change in benefit terms	-
Benefit payments	(29,363)
Administrative expense	-
Net changes	<u>69,316</u>
Balance at September 30, 2023	<u><u>\$ 429,125</u></u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

Sensitivity of the OPEB liability to changes in the discount rate and healthcare cost trend rates:

The following presents the OPEB liability of the City, calculated using the discount rate of 4.75%, as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.75%) or 1 percentage point higher (5.75%) than the current rate.

1% Decrease in Discount Rate (3.75%)	Current Discount Rate (4.75%)	1% Increase in Discount Rate (5.75%)
\$ 477,180	\$ 429,125	\$ 387,066

The following presents the OPEB liability of the City, calculated using the current healthcare cost trend rates as well as what the City's OPEB liability would be if it were calculated using the trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

1% Decrease	Current Health Cost Trend Rate Assumption	1% Increase
\$ 371,731	\$ 429,125	\$ 500,604

OPEB expense and deferred outflows of resources and deferred inflows of resources as related to OPEB

For the year ended September 30, 2023, the City recognized OPEB expense of \$260,365.

As of September 30, 2023, the deferred inflows and outflows of resources are as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 100,680	\$ 641,210
Changes in actuarial assumptions	59,244	826,265
Contributions subsequent to the measurement date	-	-
Total	\$ 159,924	\$ 1,467,475

The City's reported deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Fiscal Year Ended September 30,	
2024	\$ (303,838)
2025	(326,728)
2026	(326,728)
2027	(326,728)
2028	(23,529)
Thereafter	-
Total	\$ (1,307,551)

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(11) Other postemployment benefits (OPEB) plan (continued)

Summary of other postemployment benefit plans

	OPEB TMRS - SDBF	OPEB RETIREE HEALTHCARE	TOTAL
Total OPEB liability	\$ 220,504	\$ 429,125	\$ 649,629
Plan fiduciary net position	-	-	-
Net OPEB liability	<u>\$ 220,504</u>	<u>\$ 429,125</u>	<u>\$ 649,629</u>
 Total deferred outflows of resources	 \$ 72,571	 \$ 159,924	 \$ 232,495
Total deferred inflows of resources	\$ 145,393	\$ 1,467,475	\$ 1,612,868
Contributions subsequent to the measurement date	\$ 2,607	\$ -	\$ 2,607
Total OPEB expense	\$ 33,733	\$ 260,365	\$ 294,098

(12) Joint ventures

Cibolo Valley Local Government Corporation

The Cibolo Valley Local Government Corporation (CVLGC) is a public nonprofit corporation incorporated in March 2012 to assist and act on behalf of the cities of Cibolo and Schertz to obtain additional water sources. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Contributions to the corporation are reflected as “operating expenses” in the water and sewer fund. Separate financial statements for the CVLGC may be obtained from CVLGC, 108 West Mountain Street, Seguin, Texas 78156.

The City of Cibolo is jointly liable, together with the City of Schertz, for operating deficits and long-term debt of CVLGC. Following is a summary of financial data as reported in the Corporation’s audited financial statements dated September 30, 2022:

Assets:	
Current assets	\$ 608,028
Noncurrent assets	<u>1,222,310</u>
Total assets	<u>1,830,338</u>
Liabilities:	
Current liabilities	<u>93,987</u>
Total liabilities	<u>93,987</u>
Net position:	
Net investment in capital assets	1,222,310
Unrestricted	<u>514,041</u>
Total net position	<u>\$ 1,736,351</u>

CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(12) Joint ventures (continued)

Canyon Regional Water Authority

Canyon Regional Water Authority (the “Authority”) operates under Chapter 65 of the Texas Water Code. The Authority is comprised of the eleven member entities listed in note 1. The Authority was created to purchase, own, hold, lease and otherwise acquire sources of potable water; build operate and maintain facilities for the treatment and transportation of water; sell potable water to local governments, water supply corporations and other persons in this state; and to protect, preserve and restore the purity and sanitary condition of water in the area. Separate financial statements may be obtained from the Authority.

Following is a summary of financial data as reported in the Authority’s audited financial statements dated September 30, 2023:

Assets:	
Cash and investments	\$ 11,431,647
Other current assets	3,612,688
Other assets	29,924,660
Capital assets, net	<u>138,119,128</u>
Total assets	<u>183,088,123</u>
Deferred outflows of resources:	
Deferred loss on debt refunding	276,953
Deferred pension related outflows	<u>111,397</u>
Total deferred outflows of resources	<u>388,350</u>
Liabilities:	
Current	16,154,206
Long-term debt	<u>98,235,513</u>
Total liabilities	<u>114,389,719</u>
Deferred inflows of resources:	
Deferred pension related inflows	<u>-</u>
Net investment in capital assets	50,192,311
Restricted	6,732,158
Unrestricted	<u>12,162,285</u>
Total net position	<u>\$ 69,086,754</u>

CITY OF CIBOLO, TEXAS

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(13) Commitments and contingencies

Litigation

The City is the subject of various claims and litigation that have arisen in the course of its operations. Management is of the opinion that the City's liability in these cases, if decided adversely to the City, will not have a material effect on the City's financial position.

Risk management

The City is exposed to various risks of loss related to torts; theft of and damage to property, and destruction of assets; errors and omissions; and natural disasters. The City contracts with the Texas Municipal League Intergovernmental Risk Pool (TML), a public entity risk pool currently operating as a common risk management and insurance program providing insurance coverage in the following areas: general liability, automobile liability and physical damage, law enforcement liability, worker's compensation, real and personal property, mobile equipment, and errors and omissions liability. TML is a multi-employer group that provides for a combination of risk sharing among pool participants and stop loss coverage. Contributions are set annually by the provider. Liability by the City is generally limited to the contributed amounts. Annual contributions for the year ended September 30, 2023 were \$457,231 for property and casualty and workers compensation coverage.

380 agreements

The Chapter 380 Incentive Program, authorized by Chapter 380 of the Texas Local Government Code, enables the City of Cibolo to provide grants or reimbursements from the City's general fund. To become eligible for Chapter 380 incentives, projects must: create at least \$100 million in new real and personal property; or generate at least \$35 million in gross sales that is subject to the collection of local sales and use tax. Businesses that have a 380 incentive agreement with the City are eligible to receive a reimbursement of taxes paid for the year if they have met the requirements outlined in the agreement by a certain date each year. For the fiscal year ended September 30, 2023, the City reimbursed \$288,292 for sales tax rebate liability and \$98,925 in property taxes rebated.

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CITY OF CIBOLO, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2023

(13) Commitments and contingencies (continued)

Construction commitments

The City of Cibolo has entered into various contracts for construction projects. As of September 30, 2023, the City had the following estimated commitments related to these contracts:

	Estimated Project Cost to City	Expended to Date	Estimated Future Commitment
City Hall /HVAC Renovation	\$ 1,970,585	\$ 1,252,943	\$ 717,642
Public Works Expansion	1,442,033	1,114,679	327,354
Country Vale lift station	61,860	24,897	36,963
Falcon Crest Park - sanitary sewer	171,085	76,375	94,710
Town Creek	9,747,402	7,609,872	2,137,530
Tolle Road and Drainage Improvement	1,100,000	388,682	711,318
Bolton/Santa Clara Road Improvement	4,110,076	1,037,311	3,072,765
Cibolo Valley Drive	334,504	286,005	48,499
Bolton Dean and Lower Seguin Roads	125,657	83,954	41,703
GVR/Silver Wing/Freebird/Town Creek	245,000	-	245,000
Tolle Park	250,000	67,820	182,180
Trailhead and Pond - FM 1103	400,000	10,800	389,200
Public Safety Facility - IH10	806,000	-	806,000
Total estimated future commitments	<u>\$ 20,764,202</u>	<u>\$ 11,953,338</u>	<u>\$ 8,810,864</u>

(14) Restatement of net position

During the fiscal year it was noted that capital assets in the governmental activities, the business-type activities, the water and sewer fund, and the drainage fund were overstated by \$397,407, \$637,894, \$580,593, and \$57,301 respectively which caused a decrease in net position by the same amount.

(15) Subsequent event

On November 14, 2023, the City Council authorized the issuance of Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2023 in the amount not to exceed \$9,000,000. Bond proceeds will be used for permanent public improvements and other public purchases.

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION GENERAL FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

For the year ended September 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
Revenues				
Taxes	\$ 15,266,915	\$ 15,261,915	\$ 15,039,726	\$ (222,189)
Permits and fees	2,931,186	3,481,186	3,935,574	454,388
Service fees	525,921	622,698	642,538	19,840
Fines and fees	191,638	191,638	238,657	47,019
Park	47,550	52,550	68,196	15,646
Grant revenue	750	750	7,114	6,364
Investment earnings	28,408	253,408	550,279	296,871
Miscellaneous	93,734	141,734	92,383	(49,351)
Total revenues	19,086,102	20,005,879	20,574,467	568,588
Expenditures				
General Government:				
City Council contingency	93,840	100,840	45,013	55,827
Salaries and fringe benefits	782,458	1,414,667	1,422,403	(7,736)
Supplies	469,200	604,119	681,045	(76,926)
Maintenance	76,300	42,920	43,925	(1,005)
Contractual services	1,591,341	1,345,825	1,106,175	239,650
Utilities	84,825	59,825	64,516	(4,691)
Capital outlay	-	145,843	13,610	132,233
Principal	-	4,722	4,621	101
Interest	-	978	978	-
Total general government	3,097,964	3,719,739	3,382,286	337,453
Law Enforcement and Municipal Court:				
Salaries and fringe benefits	4,380,179	4,029,726	3,864,976	164,750
Supplies	158,250	145,040	158,101	(13,061)
Maintenance	184,000	172,632	169,932	2,700
Contractual services	136,825	140,403	128,307	12,096
Utilities	85,860	72,960	79,300	(6,340)
Other expenses	218,000	210,500	207,614	2,886
Capital outlay	71,209	39,306	-	39,306
Principal	-	214,057	218,564	(4,507)
Interest	-	46,250	46,250	-
Total law enforcement and municipal court	5,234,323	5,070,874	4,873,044	197,830
Planning and Engineering Services:				
Salaries and fringe benefits	944,567	910,883	901,391	9,492
Supplies	14,500	11,300	11,116	184
Maintenance	6,300	8,300	8,795	(495)
Contractual services	1,291,835	2,076,586	2,394,399	(317,813)
Utilities	1,460	5,960	5,515	445
Other expenses	80,000	80,000	103,922	(23,922)
Principal	-	23,199	23,180	19
Interest	-	4,905	4,905	-
Total planning and engineering services	2,338,662	3,121,133	3,453,223	(332,090)

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION GENERAL FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

For the year ended September 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
Expenditures (continued)				
Public Works:				
Salaries and fringe benefits	\$ 1,202,755	\$ 1,262,719	\$ 1,293,958	\$ (31,239)
Supplies	123,600	193,027	157,036	35,991
Maintenance	103,350	114,851	125,776	(10,925)
Contractual services	69,550	80,550	58,750	21,800
Utilities	37,400	30,360	31,493	(1,133)
Capital outlay	222,000	174,300	156,295	18,005
Principal	-	37,225	51,505	(14,280)
Interest	-	10,899	10,899	-
Total public works	1,758,655	1,903,931	1,885,712	18,219
Parks and Recreation:				
Salaries and fringe benefits	679,203	686,339	699,794	(13,455)
Supplies	120,650	128,910	100,933	27,977
Maintenance	119,900	138,728	104,204	34,524
Contractual services	33,100	34,425	26,433	7,992
Utilities	198,460	151,810	173,847	(22,037)
Capital outlay	19,000	19,000	19,129	(129)
Principal	28,851	17,202	26,076	(8,874)
Interest	2,066	5,518	5,518	-
Total parks and recreation	1,201,230	1,181,932	1,155,934	25,998
Animal Control:				
Salaries and fringe benefits	303,898	300,046	276,824	23,222
Supplies	26,500	26,100	17,118	8,982
Maintenance	13,500	12,900	8,370	4,530
Contractual services	38,720	39,720	36,210	3,510
Utilities	-	10,900	8,738	2,162
Principal	-	11,849	15,923	(4,074)
Interest	-	3,369	3,369	-
Total animal control	382,618	404,884	366,552	38,332
Fire:				
Salaries and fringe benefits	3,653,813	3,357,937	3,332,553	25,384
Supplies	113,900	96,661	125,303	(28,642)
Maintenance	140,500	178,400	183,762	(5,362)
Contractual services	115,500	127,178	126,923	255
Utilities	67,200	67,636	74,017	(6,381)
Other expenses	557,333	557,333	557,334	(1)
Capital outlay	185,000	268,501	250,223	18,278
Principal	-	135,503	143,181	(7,678)
Interest	-	8,082	8,082	-
Total fire	4,833,246	4,797,231	4,801,378	(4,147)
Finance:				
Salaries and fringe benefits	444,444	438,652	430,319	8,333
Supplies	4,350	7,560	7,476	84
Contractual services	226,500	242,291	257,627	(15,336)
Total finance	675,294	688,503	695,422	(6,919)

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION GENERAL FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

For the year ended September 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
Expenditures (continued)				
Information Technology:				
Salaries and fringe benefits	\$ 425,588	\$ 463,018	\$ 462,435	\$ 583
Supplies	43,250	42,750	29,286	13,464
Maintenance	5,000	5,500	5,040	460
Contractual services	633,185	633,185	347,950	285,235
Utilities	30,000	30,000	29,208	792
Capital outlay	195,000	332,314	330,037	2,277
Principal	-	-	314,487	(314,487)
Interest	-	-	3,812	(3,812)
Total information technology	<u>1,332,023</u>	<u>1,506,767</u>	<u>1,522,255</u>	<u>(15,488)</u>
Economic Development:				
Salaries and fringe benefits	245,519	215,322	215,578	(256)
Supplies	13,100	12,300	9,963	2,337
Contractual services	41,200	33,932	24,553	9,379
Utilities	<u>1,000</u>	<u>1,000</u>	<u>958</u>	<u>42</u>
Total economic development	<u>300,819</u>	<u>262,554</u>	<u>251,052</u>	<u>11,502</u>
Total expenditures	<u>21,154,834</u>	<u>22,657,548</u>	<u>22,386,858</u>	<u>270,690</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,068,732)</u>	<u>(2,651,669)</u>	<u>(1,812,391)</u>	<u>839,278</u>
Other financing sources (uses)				
Sale of assets	-	12,500	49,809	37,309
Initiation of a lease/SBITAs	-	-	209,112	209,112
Transfers in	726,605	726,605	714,672	(11,933)
Transfers out	<u>(932,802)</u>	<u>(831,779)</u>	<u>(816,779)</u>	<u>15,000</u>
Total other financing sources (uses)	<u>(206,197)</u>	<u>(92,674)</u>	<u>156,814</u>	<u>249,488</u>
Net change in fund balance	(2,274,929)	(2,744,343)	(1,655,577)	1,088,766
Fund balance, beginning	<u>8,116,863</u>	<u>8,116,863</u>	<u>8,116,863</u>	<u>-</u>
Fund balance, ending	<u>\$ 5,841,934</u>	<u>\$ 5,372,520</u>	<u>\$ 6,461,286</u>	<u>\$ 1,088,766</u>

CITY OF CIBOLO, TEXAS

NOTES TO SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

September 30, 2023

(1) Budgetary information

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and, as such, is a good management control device. Annual budgets are adopted for the general fund; debt service fund; special revenue funds; capital replacement; Cibolo Fest; traffic impact; street impact; street maintenance; park fee; court technology; court security; police seizure; police special; police education; and child safety funds. Project-length financial plans are adopted for capital projects funds. Of these budgets, only the general fund and debt fund are legally adopted. The grant fund did not have a budget.

Budgetary preparation and control is exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level.

The City did not exceed the budgeted expenditures in any funds with legally adopted budgets during 2023.

The City does not use encumbrances.



CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS) RELATED RATIOS

For the measurement period ended December 31,

	2022	2021	2020	2019
Total pension liability				
Service cost	\$ 1,753,286	\$ 1,462,555	\$ 1,417,353	\$ 1,293,239
Interest (on the total pension liability)	1,430,061	1,280,876	1,162,783	1,007,212
Difference between expected and actual experience	704,419	(37,940)	(382,748)	227,112
Change of assumptions	-	-	-	114,983
Benefit payments, including refunds of employee contributions	<u>(802,953)</u>	<u>(478,464)</u>	<u>(462,450)</u>	<u>(337,261)</u>
Net change in total pension liability	3,084,813	2,227,027	1,734,938	2,305,285
Total pension liability - beginning	<u>20,710,923</u>	<u>18,483,896</u>	<u>16,748,958</u>	<u>14,443,673</u>
Total pension liability - ending (a)	<u>\$ 23,795,736</u>	<u>\$ 20,710,923</u>	<u>\$ 18,483,896</u>	<u>\$ 16,748,958</u>
Plan fiduciary net position				
Contributions - employer	\$ 1,220,226	\$ 1,051,901	\$ 1,009,825	\$ 926,764
Contributions - employee	715,210	589,061	565,971	510,010
Net investment income	(1,499,309)	2,234,724	1,130,433	1,847,065
Benefit payments, including refunds of employee contributions	(802,953)	(478,464)	(462,450)	(337,261)
Administrative expense	(12,933)	(10,307)	(7,294)	(10,408)
Other	<u>15,433</u>	<u>71</u>	<u>(285)</u>	<u>(313)</u>
Net change in plan fiduciary net position	(364,326)	3,386,986	2,236,200	2,935,857
Plan fiduciary net position - beginning	<u>20,474,041</u>	<u>17,087,055</u>	<u>14,850,855</u>	<u>11,914,998</u>
Plan fiduciary net position - ending (b)	<u>\$ 20,109,715</u>	<u>\$ 20,474,041</u>	<u>\$ 17,087,055</u>	<u>\$ 14,850,855</u>
Net pension liability (a) - (b)	<u>\$ 3,686,021</u>	<u>\$ 236,882</u>	<u>\$ 1,396,841</u>	<u>\$ 1,898,103</u>
Plan fiduciary net position as a percentage of total pension liability	84.51%	98.86%	92.44%	88.67%
Covered payroll	<u>\$ 10,217,285</u>	<u>\$ 8,415,161</u>	<u>\$ 8,085,299</u>	<u>\$ 7,285,856</u>
Net pension liability as a percentage of total covered payroll	36.08%	2.81%	17.28%	26.05%

2018	2017	2016	2015	2014
\$ 1,201,011	\$ 1,188,141	\$ 1,072,363	\$ 943,527	\$ 801,058
885,979	761,533	648,018	571,820	490,946
(11,297)	142,214	92,870	(7,356)	(25,502)
-	-	-	39,380	-
<u>(314,267)</u>	<u>(195,086)</u>	<u>(183,789)</u>	<u>(176,960)</u>	<u>(187,829)</u>
1,761,426	1,896,802	1,629,462	1,370,411	1,078,673
<u>12,682,247</u>	<u>10,785,445</u>	<u>9,155,983</u>	<u>7,785,572</u>	<u>6,706,899</u>
<u>\$ 14,443,673</u>	<u>\$ 12,682,247</u>	<u>\$ 10,785,445</u>	<u>\$ 9,155,983</u>	<u>\$ 7,785,572</u>
\$ 872,855	\$ 829,521	\$ 707,822	\$ 689,147	\$ 480,458
467,840	452,749	411,769	378,059	349,243
(337,069)	1,236,531	505,615	9,723	322,016
(314,267)	(195,086)	(183,789)	(176,960)	(187,829)
(6,503)	(6,404)	(5,709)	(5,920)	(3,360)
<u>(340)</u>	<u>(325)</u>	<u>(308)</u>	<u>(292)</u>	<u>(276)</u>
682,518	2,316,986	1,435,400	893,757	960,252
<u>11,232,480</u>	<u>8,915,494</u>	<u>7,480,094</u>	<u>6,586,337</u>	<u>5,626,085</u>
<u>\$ 11,914,998</u>	<u>\$ 11,232,480</u>	<u>\$ 8,915,494</u>	<u>\$ 7,480,094</u>	<u>\$ 6,586,337</u>
<u>\$ 2,528,675</u>	<u>\$ 1,449,767</u>	<u>\$ 1,869,951</u>	<u>\$ 1,675,889</u>	<u>\$ 1,199,235</u>
82.49%	88.57%	82.66%	81.70%	84.60%
<u>\$ 6,683,423</u>	<u>\$ 6,467,836</u>	<u>\$ 5,882,409</u>	<u>\$ 5,400,840</u>	<u>\$ 4,989,184</u>
37.84%	22.42%	31.79%	31.03%	24.04%

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CONTRIBUTIONS – PENSION AND NOTES TO SCHEDULE OF CONTRIBUTIONS

For the year ended September 30,

Schedule of Contributions	2023	2022	2021	2020
Actuarially determined contributions	\$ 1,365,484	\$ 1,172,647	\$ 1,007,769	\$ 969,262
Contributions in relation to the actuarially determined contribution	<u>1,365,484</u>	<u>1,172,647</u>	<u>1,007,769</u>	<u>969,262</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 11,717,818</u>	<u>\$ 9,713,760</u>	<u>\$ 8,063,910</u>	<u>\$ 7,726,503</u>
Contributions as a percentage of covered payroll	11.65%	12.07%	12.50%	12.54%

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumption Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	23 Years
Asset Valuation Method	10 Year smoothed market, 12% soft corridor
Inflation	2.50%
Salary Increases	3.5% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB (10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Other Information:

There were no benefit changes during the year.

GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the ninth year of implementation of GASB 68. The City will develop the schedule prospectively.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 900,408	\$ 869,704	\$ 797,062	\$ 729,386	\$ 632,009
<u>900,408</u>	<u>869,704</u>	<u>797,062</u>	<u>729,386</u>	<u>632,009</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 7,036,292</u>	<u>\$ 6,680,580</u>	<u>\$ 6,303,654</u>	<u>\$ 5,966,881</u>	<u>\$ 5,296,108</u>
12.80%	13.02%	12.64%	12.22%	11.93%

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE OTHER POSTEMPLOYMENT BENEFIT (OPEB) LIABILITY AND RELATED RATIOS SUPPLEMENTAL DEATH BENEFITS FUND

For the measurement period ended December 31,

	2022	2021	2020	2019	2018	2017
OPEB liability						
Service cost	\$ 37,804	\$ 29,453	\$ 24,256	\$ 16,757	\$ 18,045	\$ 14,876
Interest on the OPEB liability	5,808	5,633	5,922	6,044	5,358	4,823
Changes of benefit terms	-	-	-	-	-	-
Difference between expected and actual experience	20,758	(13,695)	(6,431)	(13,729)	(7,726)	-
Change of assumptions	(139,059)	10,793	41,184	40,405	(13,311)	13,661
Benefit payments	<u>(3,065)</u>	<u>(1,683)</u>	<u>(809)</u>	<u>(729)</u>	<u>(668)</u>	<u>(647)</u>
Net change in OPEB liability	(77,754)	30,501	64,122	48,748	1,698	32,713
OPEB liability - beginning	<u>298,258</u>	<u>267,757</u>	<u>203,635</u>	<u>154,887</u>	<u>153,189</u>	<u>120,476</u>
OPEB liability - ending	<u>\$ 220,504</u>	<u>\$ 298,258</u>	<u>\$ 267,757</u>	<u>\$ 203,635</u>	<u>\$ 154,887</u>	<u>\$ 153,189</u>
Covered-employee payroll	<u>\$ 10,217,285</u>	<u>\$ 8,415,161</u>	<u>\$ 8,085,299</u>	<u>\$ 7,285,856</u>	<u>\$ 6,683,423</u>	<u>\$ 6,467,836</u>
OPEB liability as a percentage of covered-employee payroll	2.16%	3.54%	3.31%	2.79%	2.32%	2.37%

*GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the sixth year of implementation of GASB 75. The City will develop the schedule prospectively.

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CONTRIBUTIONS – OTHER POSTEMPLOYMENT BENEFITS (OPEB) AND NOTES TO SCHEDULE OF CONTRIBUTIONS SUPPLEMENTAL DEATH BENEFITS FUND

For the year ended September 30,

	2023	2022	2021	2020	2019	2018
Actuarially determined contributions	\$ 23,922	\$ 12,373	\$ 10,554	\$ 12,179	\$ 10,554	\$ 9,687
Contributions in relation to the actuarially determined contributions	<u>23,922</u>	<u>12,373</u>	<u>10,554</u>	<u>12,179</u>	<u>10,554</u>	<u>9,687</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered-employee payroll	<u>\$ 11,717,818</u>	<u>\$ 9,713,760</u>	<u>\$ 8,063,910</u>	<u>\$ 7,726,503</u>	<u>\$ 7,036,292</u>	<u>\$ 6,680,580</u>
Contributions as a percentage of covered-employee payroll	0.20%	0.13%	0.13%	0.16%	0.15%	0.15%

Note to Schedule of Contributions - OPEB

Inflation	2.5%
Salary increases	3.50% to 11.5% including inflation
Discount rate *	4.05%
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2020.

Other information:

Note: The actuarial assumptions used in the December 31, 2020 valuation were based on the result of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the sixth year of implementation of GASB 75. The City will develop the schedule prospectively.

CITY OF CIBOLO, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN OTHER POSTEMPLOYMENT BENEFIT (OPEB) LIABILITY AND RELATED RATIOS AND NOTE TO THE SCHEDULE RETIREE HEALTH CARE PLAN

For the year ended September 30,

	2023	2022	2021	2020	2019
OPEB liability					
Service cost	\$ 26,419	\$ 24,193	\$ 361,766	\$ 190,724	\$ 186,984
Interest	17,054	7,788	61,017	67,491	60,120
Changes of benefit terms	-	122,146	-	-	-
Difference between expected and actual experience	16,119	(115,411)	(1,103,837)	(7,853)	(13,271)
Change in assumptions	39,087	-	(1,288,092)	133,362	-
Benefit payments	<u>(29,363)</u>	<u>(20,651)</u>	<u>(7,063)</u>	<u>(8,170)</u>	<u>(1,936)</u>
Net change in OPEB liability	69,316	18,065	(1,976,209)	375,554	231,897
OPEB liability - beginning	<u>359,809</u>	<u>341,744</u>	<u>2,317,953</u>	<u>1,942,399</u>	<u>1,710,502</u>
OPEB liability - ending	<u>\$ 429,125</u>	<u>\$ 359,809</u>	<u>\$ 341,744</u>	<u>\$ 2,317,953</u>	<u>\$ 1,942,399</u>
Covered-employee payroll	<u>\$ 9,683,433</u>	<u>\$ 9,310,993</u>	<u>\$ 8,063,910</u>	<u>\$ 6,884,328</u>	<u>\$ 6,749,341</u>
OPEB liability as a percentage of covered-employee payroll	4.43%	3.86%	4.24%	33.67%	28.78%

Note to Schedule – OPEB

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

Changes in benefit terms
Changes of assumptions

None

- The discount rate was changed from 2.19% to 4.59% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations.
- Medical per capita claims costs were updated to reflect recent experience and new plan offerings, including an adjustment to reflect age/gender based risk scores published by the Society of Actuaries.
- The percent of future non Medicare eligible retirees electing each medical plan changed to reflect recent plan experience and new plan offerings.

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of this plan. The City will develop the schedule prospectively.

OTHER SUPPLEMENTARY INFORMATION



CITY OF CIBOLO, TEXAS
COMPARATIVE BALANCE SHEETS
GENERAL FUND

September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Cash and cash equivalents	\$ 881,741	\$ 93,179
Investments	7,782,602	10,356,933
Receivables (net of allowances)		
Taxes	1,336,473	965,444
Accounts and other	436,629	23,963
Due from other funds	839,976	3,314,958
Due from component unit	13,731	24,010
Inventory	15,025	15,068
Prepays	<u>19,831</u>	<u>34,934</u>
 Total assets	 <u>\$ 11,326,008</u>	 <u>\$ 14,828,489</u>
LIABILITIES		
Accounts payable	\$ 2,691,954	\$ 3,916,827
Accrued liabilities	630,818	422,785
Due to other funds	1,408,803	1,178,405
Due to component unit	-	2,500
Unearned revenue	<u>48,001</u>	<u>29,553</u>
Total liabilities	<u>4,779,576</u>	<u>5,550,070</u>
 DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue	<u>83,014</u>	<u>71,869</u>
 FUND BALANCE		
Nonspendable:		
Inventory	15,025	15,068
Prepaid items	19,831	34,934
Restricted for:		
Public education grant fees	-	483,456
Street maintenance	100,000	100,000
Tree project	1,400	1,400
Youth council	5,000	5,000
Unassigned	<u>6,320,030</u>	<u>8,566,692</u>
Total fund balance	<u>6,461,286</u>	<u>9,206,550</u>
 Total liabilities, deferred inflows of resources and fund balance	 <u>\$ 11,323,876</u>	 <u>\$ 14,828,489</u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
GENERAL FUND**

For the years ended September 30, 2023 and 2022

	2023	2022
REVENUES		
Taxes	\$ 15,039,726	\$ 13,411,871
Permits and fees	3,935,574	3,025,619
Service fees	642,538	432,160
Fines and fees	238,657	215,656
Park revenue	68,196	60,320
Grant revenue	7,114	7,022
Investment earnings	550,279	65,252
Miscellaneous	<u>92,383</u>	<u>122,565</u>
Total revenues	<u>20,574,467</u>	<u>17,340,465</u>
EXPENDITURES		
Current:		
General government	3,363,077	2,220,914
Law enforcement and municipal court	4,608,230	4,314,197
Planning and engineering services	3,425,138	1,705,082
Public works	1,667,013	1,276,447
Parks and recreation	1,105,211	971,273
Animal control	347,260	261,799
Fire	4,399,892	3,530,342
Finance	695,422	463,412
Information technology	873,919	874,661
Economic development	251,052	112,891
Capital outlay	769,294	714,713
Debt service:		
Principal	797,537	557,467
Interest and fiscal charges	<u>83,813</u>	<u>23,697</u>
Total expenditures	<u>22,386,858</u>	<u>17,026,895</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,812,391)</u>	<u>313,570</u>
OTHER FINANCING SOURCES (USES)		
Sale of assets	49,809	106,189
Initiation of a capital lease	209,112	461,787
Transfers in	714,672	988,719
Transfers out	<u>(816,779)</u>	<u>(2,959,952)</u>
Total other financing sources	<u>156,814</u>	<u>(1,403,257)</u>
Net change in fund balance	(1,655,577)	(1,089,687)
Fund balance - beginning	<u>8,116,863</u>	<u>9,206,550</u>
Fund balance - ending	<u>\$ 6,461,286</u>	<u>\$ 8,116,863</u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE BALANCE SHEETS
DEBT SERVICE FUND**

September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Receivables (net of allowances):		
Taxes	\$ 54,964	\$ 40,895
Due from other funds	616,300	963,703
Due from component unit	-	32,439
Restricted assets:		
Cash and cash equivalents	<u>691,003</u>	<u>1,366,968</u>
 Total assets	 <u><u>\$ 1,362,267</u></u>	 <u><u>\$ 2,404,005</u></u>
LIABILITIES		
Accounts payable	\$ 13,750	\$ -
Due to other funds	<u>-</u>	<u>1,229,910</u>
 Total liabilities	 <u>13,750</u>	 <u>1,229,910</u>
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue	<u>49,727</u>	<u>39,679</u>
FUND BALANCE		
Restricted for:		
Debt service	<u>1,298,790</u>	<u>1,134,416</u>
 Total liabilities, deferred inflows of resources and fund balance	 <u><u>\$ 1,362,267</u></u>	 <u><u>\$ 2,404,005</u></u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
BUDGET TO ACTUAL - DEBT SERVICE FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Property taxes	\$ 5,471,099	\$ 5,471,099	\$ 5,384,013	\$ (87,086)	\$ 4,795,277
Investment earnings	3,500	3,500	89,859	86,359	7,485
Grant revenue	165,000	165,000	165,000	-	165,000
Miscellaneous	112,875	112,875	112,875	-	114,314
Total revenues	<u>5,752,474</u>	<u>5,752,474</u>	<u>5,751,747</u>	<u>(727)</u>	<u>5,082,076</u>
EXPENDITURES					
Debt service:					
Principal	3,970,000	3,970,000	4,550,000	(580,000)	3,595,000
Interest and fiscal charges	1,620,396	1,620,396	1,612,382	8,014	1,724,364
Bond issue costs	-	-	15,591	(15,591)	82,922
Total expenditures	<u>5,590,396</u>	<u>5,590,396</u>	<u>6,177,973</u>	<u>(587,577)</u>	<u>5,402,286</u>
Excess (deficiency) of revenues over (under) expenditures	<u>162,078</u>	<u>162,078</u>	<u>(426,226)</u>	<u>(588,304)</u>	<u>(320,210)</u>
OTHER FINANCING SOURCES					
Issuance of refunding bonds	-	-	-	-	11,245,000
Premium on issuance of debt	-	-	-	-	927,368
Payment to escrow agent	-	-	-	-	(12,089,446)
Transfers in	590,600	590,600	590,600	-	457,750
Total other financing sources	<u>590,600</u>	<u>590,600</u>	<u>590,600</u>	<u>-</u>	<u>540,672</u>
Net change in fund balance	752,678	752,678	164,374	(588,304)	220,462
Fund balance, beginning	<u>1,134,416</u>	<u>1,134,416</u>	<u>1,134,416</u>	<u>-</u>	<u>913,954</u>
Fund balance, ending	<u>\$ 1,887,094</u>	<u>\$ 1,887,094</u>	<u>\$ 1,298,790</u>	<u>\$ (588,304)</u>	<u>\$ 1,134,416</u>

CITY OF CIBOLO, TEXAS
COMPARATIVE BALANCE SHEETS
CAPITAL PROJECTS FUND
September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Restricted assets:		
Cash and cash equivalents		
Investments	\$ 10,405,752	\$ 19,127,477
Accounts receivable (net of allowance):	-	-
Due from other funds	<u>99,608</u>	<u>2,857,267</u>
 Total assets	 <u><u>\$ 10,505,360</u></u>	 <u><u>\$ 21,984,744</u></u>
LIABILITIES		
Accounts payable	\$ 1,957,373	\$ 1,456,150
Due to other funds	<u>3,908</u>	<u>4,022,705</u>
 Total liabilities	 <u>1,961,281</u>	 <u>5,478,855</u>
FUND BALANCE		
Restricted for:		
Capital improvement	<u>8,544,079</u>	<u>16,505,889</u>
 Total liabilities and fund balance	 <u><u>\$ 10,505,360</u></u>	 <u><u>\$ 21,984,744</u></u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND**

For the years ended September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
REVENUES		
Investment earnings	\$ 708,760	\$ 148,010
Grant revenue	<u>-</u>	<u>-</u>
Total revenues	<u>708,760</u>	<u>148,010</u>
EXPENDITURES		
General government	-	158,338
Capital outlay	10,682,333	8,549,980
Debt service:		
Bond issue costs	<u>114,730</u>	<u>41,450</u>
Total expenditures	<u>10,797,063</u>	<u>8,749,768</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(10,088,303)</u>	<u>(8,601,758)</u>
OTHER FINANCING SOURCES		
Issuance of debt	4,550,000	2,250,000
Premium on debt issued	364,772	-
Transfer in	225,000	3,843,763
Transfers out	<u>(3,013,279)</u>	<u>(1,294,696)</u>
Total other financing sources	<u>2,126,493</u>	<u>4,799,067</u>
Net change in fund balance	(7,961,810)	(3,802,691)
Fund balance, beginning	<u>16,505,889</u>	<u>20,308,580</u>
Fund balance, ending	<u>\$ 8,544,079</u>	<u>\$ 16,505,889</u>

CITY OF CIBOLO, TEXAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

September 30, 2023

	Combined Special Revenue Funds	Combined Capital Projects Funds	Total
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash and cash equivalents	\$ 4,600,102	\$ 340,124	\$ 4,940,226
Investments	6,416,118	5,509,432	11,925,550
Accounts receivable (net of allowance)			
Taxes	199,621	-	199,621
Other	3,389	-	3,389
Due from other funds	482,370	11,575	493,945
Prepays	<u>28,500</u>	<u>-</u>	<u>28,500</u>
 Total assets	 <u>\$ 11,730,100</u>	 <u>\$ 5,861,131</u>	 <u>\$ 17,591,231</u>
LIABILITIES			
Accounts payable	\$ 196,983	\$ 7,163	\$ 204,146
Unearned revenue	4,692,962	-	4,692,962
Due to other funds	<u>649,078</u>	<u>150,615</u>	<u>799,693</u>
Total liabilities	<u>5,539,023</u>	<u>157,778</u>	<u>5,696,801</u>
FUND BALANCE			
Restricted for:			
Impact fees	-	4,115,627	4,115,627
Capital improvements	-	1,393,148	1,393,148
Street maintenance	827,118	-	827,118
Police special	245,935	-	245,935
Court special	32,158	-	32,158
Other	562,185	-	562,185
Committed for:			
Capital replacement	-	194,578	194,578
Special projects	<u>4,523,681</u>	<u>-</u>	<u>4,523,681</u>
Total fund balance	<u>6,191,077</u>	<u>5,703,353</u>	<u>11,894,430</u>
 Total liabilities and fund balance	 <u>\$ 11,730,100</u>	 <u>\$ 5,861,131</u>	 <u>\$ 17,591,231</u>

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS**

For the year ended September 30, 2023

	Combined Special Revenue Funds	Combined Capital Projects Funds	Total
REVENUES			
Sales tax	\$ 1,127,622	\$ -	\$ 1,127,622
Permits and fees	-	263,600	263,600
Fines and fees	46,443	-	46,443
Impact fees	-	1,403,253	1,403,253
Investment earnings	523,296	210,136	733,432
Grant revenue	1,047,100	-	1,047,100
Miscellaneous	<u>117,988</u>	<u>-</u>	<u>117,988</u>
Total revenues	<u>\$ 2,862,449</u>	<u>\$ 1,876,989</u>	<u>\$ 4,739,438</u>
EXPENDITURES			
Current:			
General government	\$ 1,133,795	\$ -	\$ 1,133,795
Law enforcement and municipal court	24,288	-	24,288
Public works	-	-	-
Parks and recreation	109,633	-	109,633
Information technology	-	74,431	74,431
Capital outlay	<u>854,828</u>	<u>119,207</u>	<u>974,035</u>
Total expenditures	<u>2,122,544</u>	<u>193,638</u>	<u>2,316,182</u>
Excess (deficiency) of revenues over (under) expenditures	<u>739,905</u>	<u>1,683,351</u>	<u>2,423,256</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	-	81,700	81,700
Transfers out	<u>(89,180)</u>	<u>-</u>	<u>(89,180)</u>
Total other financing sources (uses)	<u>(89,180)</u>	<u>81,700</u>	<u>(7,480)</u>
Net change in fund balance	650,725	1,765,051	2,415,776
Fund balance, beginning	<u>5,540,352</u>	<u>3,938,302</u>	<u>9,478,654</u>
Fund balance, ending	<u>\$ 6,191,077</u>	<u>\$ 5,703,353</u>	<u>\$ 11,894,430</u>



CITY OF CIBOLO, TEXAS

COMBINING BALANCE SHEET

NONMAJOR SPECIAL REVENUE FUNDS

September 30, 2023

	SPECIAL REVENUE			
	Special Events Fund	Street Maintenance Fund	Court Technology Fund	Court Security Fund
Assets				
Cash and cash equivalents	\$ 1,873	\$ -	\$ 2,210	\$ 28,177
Investments	-	1,363,147	-	-
Accounts receivable (net of allowance for uncollectibles):				
Taxes	-	199,621	-	-
Other	-	-	-	-
Due from other funds	2,977	-	807	964
Prepaid items	28,500	-	-	-
Total assets	<u>\$ 33,350</u>	<u>\$ 1,562,768</u>	<u>\$ 3,017</u>	<u>\$ 29,141</u>
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 3,741	\$ 145,050	\$ -	\$ -
Unearned revenue	19,400	-	-	-
Due to other funds	20,025	590,600	-	-
Total liabilities	<u>43,166</u>	<u>735,650</u>	<u>-</u>	<u>-</u>
Fund balances				
Restricted for:				
Street maintenance	-	827,118	-	-
Police special	-	-	-	-
Court special	-	-	3,017	29,141
Other	-	-	-	-
Committed	<u>(9,816)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>(9,816)</u>	<u>827,118</u>	<u>3,017</u>	<u>29,141</u>
Total liabilities and fund balances	<u>\$ 33,350</u>	<u>\$ 1,562,768</u>	<u>\$ 3,017</u>	<u>\$ 29,141</u>

SPECIAL REVENUE

Police Seizure Fund	Police Special Fund	Police Education Fund	Child Safety Fund	Hotel Occupancy Fund	Public Education Fund	Public Facility Corporation
\$ 106,175	\$ 20,831	\$ 14,230	\$ 98,796	\$ 1,939	\$ -	\$ -
-	-	-	-	-	-	4,530,006
-	-	-	-	-	-	-
-	-	-	3,389	-	-	-
4,620	-	-	-	1,113	468,398	3,491
-	-	-	-	-	-	-
<u>\$ 110,795</u>	<u>\$ 20,831</u>	<u>\$ 14,230</u>	<u>\$ 102,185</u>	<u>\$ 3,052</u>	<u>\$ 468,398</u>	<u>\$ 4,533,497</u>
\$ -	\$ -	\$ 352	\$ -	\$ -	\$ 47,840	\$ -
-	-	-	-	-	-	-
-	-	-	1,754	-	-	-
-	-	352	1,754	-	47,840	-
-	-	-	-	-	-	-
110,795	20,831	13,878	100,431	-	-	-
-	-	-	-	-	-	-
-	-	-	-	3,052	420,558	-
-	-	-	-	-	-	4,533,497
<u>110,795</u>	<u>20,831</u>	<u>13,878</u>	<u>100,431</u>	<u>3,052</u>	<u>420,558</u>	<u>4,533,497</u>
<u>\$ 110,795</u>	<u>\$ 20,831</u>	<u>\$ 14,230</u>	<u>\$ 102,185</u>	<u>\$ 3,052</u>	<u>\$ 468,398</u>	<u>\$ 4,533,497</u>

(continued)

CITY OF CIBOLO, TEXAS

COMBINING BALANCE SHEET

NONMAJOR SPECIAL REVENUE FUNDS

September 30, 2023

	Grant Fund	Total Nonmajor Governmental Funds
	<u> </u>	<u> </u>
Assets		
Cash and cash equivalents	\$ 4,325,871	\$ 4,600,102
Investments	522,965	6,416,118
Accounts receivable (net of allowance for uncollectibles):		
Taxes	-	199,621
Other	-	3,389
Due from other funds	-	482,370
Prepaid items	<u>-</u>	<u>28,500</u>
Total assets	<u>\$ 4,848,836</u>	<u>\$ 11,730,100</u>
Liabilities and Fund Balances		
Liabilities		
Accounts payable	\$ -	\$ 196,983
Unearned revenue	4,673,562	4,692,962
Due to other funds	<u>36,699</u>	<u>649,078</u>
Total liabilities	<u>4,710,261</u>	<u>5,539,023</u>
Fund balances		
Restricted for:		
Street maintenance	-	827,118
Police special	-	245,935
Court special	-	32,158
Other	138,575	562,185
Committed	<u>-</u>	<u>4,523,681</u>
Total fund balances	<u>138,575</u>	<u>6,191,077</u>
Total liabilities and fund balances	<u>\$ 4,848,836</u>	<u>\$ 11,730,100</u>

CITY OF CIBOLO, TEXAS

COMBINING BALANCE SHEET

NONMAJOR CAPITAL PROJECTS FUNDS

September 30, 2023

	Capital Projects Fund			
	Capital Replacement Fund	Street and Traffic Impact Fund	Park Fee Fund	Totals
ASSETS				
Cash and cash equivalents	\$ -	\$ 273,376	\$ 66,748	\$ 340,124
Investments	187,849	3,995,783	1,325,800	5,509,432
Due from other funds	<u>10,975</u>	<u>-</u>	<u>600</u>	<u>11,575</u>
Total assets	<u>\$ 198,824</u>	<u>\$ 4,269,159</u>	<u>\$ 1,393,148</u>	<u>\$ 5,861,131</u>
LIABILITIES AND FUND BALANCE				
LIABILITIES				
Accounts payable	\$ 4,246	\$ 2,917	\$ -	\$ 7,163
Due to other funds	<u>-</u>	<u>150,615</u>	<u>-</u>	<u>150,615</u>
Total liabilities	<u>4,246</u>	<u>153,532</u>	<u>-</u>	<u>157,778</u>
FUND BALANCE				
Nonspendable for:				
Impact fees	-	4,115,627	-	4,115,627
Capital improvements	-	-	1,393,148	1,393,148
Committed for:				
Capital replacement	<u>194,578</u>	<u>-</u>	<u>-</u>	<u>194,578</u>
Total fund balance	<u>194,578</u>	<u>4,115,627</u>	<u>1,393,148</u>	<u>5,703,353</u>
Total liabilities and fund balance	<u>\$ 198,824</u>	<u>\$ 4,269,159</u>	<u>\$ 1,393,148</u>	<u>\$ 5,861,131</u>

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS**

For the year ended September 30, 2023

	SPECIAL REVENUE			
	Special Events Fund	Street Maintenance Fund	Court Technology Fund	Court Security Fund
REVENUES				
Sales tax	\$ -	\$ 1,127,622	\$ -	\$ -
Fines and fees	-	-	4,110	4,925
Investment earnings	318	64,791	35	953
Grant revenue	-	54,246	-	-
Miscellaneous	<u>64,903</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>65,221</u>	<u>1,246,659</u>	<u>4,145</u>	<u>5,878</u>
EXPENDITURES				
Current:				
General government	-	175,171	-	-
Law enforcement and municipal court	-	-	6,943	354
Parks and recreation	109,633	-	-	-
Capital outlay	<u>-</u>	<u>583,796</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>109,633</u>	<u>758,967</u>	<u>6,943</u>	<u>354</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(44,412)</u>	<u>487,692</u>	<u>(2,798)</u>	<u>5,524</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	<u>-</u>	<u>(590,600)</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(44,412)	(102,908)	(2,798)	5,524
Fund balance - beginning	<u>34,596</u>	<u>930,026</u>	<u>5,815</u>	<u>23,617</u>
Fund balance - ending	<u>\$ (9,816)</u>	<u>\$ 827,118</u>	<u>\$ 3,017</u>	<u>\$ 29,141</u>

SPECIAL REVENUE

Police Seizure Fund	Police Special Fund	Police Education Fund	Child Safety Fund	Hotel Occupancy Fund	Public Education Fund	Public Facility Corporation
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35,199	-	2,209	-	-	-	-
3,503	654	765	3,736	30	40,307	200,042
-	-	-	-	-	-	-
-	2,200	-	33,861	3,022	-	14,002
<u>38,702</u>	<u>2,854</u>	<u>2,974</u>	<u>37,597</u>	<u>3,052</u>	<u>40,307</u>	<u>214,044</u>
-	-	-	-	-	-	-
6,316	1,471	9,204	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	139,828	-
<u>6,316</u>	<u>1,471</u>	<u>9,204</u>	<u>-</u>	<u>-</u>	<u>139,828</u>	<u>-</u>
<u>32,386</u>	<u>1,383</u>	<u>(6,230)</u>	<u>37,597</u>	<u>3,052</u>	<u>(99,521)</u>	<u>214,044</u>
-	-	-	(18,659)	-	520,079	-
32,386	1,383	(6,230)	18,938	3,052	420,558	214,044
<u>78,409</u>	<u>19,448</u>	<u>20,108</u>	<u>81,493</u>	<u>-</u>	<u>-</u>	<u>4,319,453</u>
<u>\$ 110,795</u>	<u>\$ 20,831</u>	<u>\$ 13,878</u>	<u>\$ 100,431</u>	<u>\$ 3,052</u>	<u>\$ 420,558</u>	<u>\$ 4,533,497</u>

(continued)

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS**

For the year ended September 30, 2023

	Grant Fund	Total Nonmajor Governmental Funds
REVENUES		
Sales tax	\$ -	\$ 1,127,622
Fines and fees	-	46,443
Investment earnings	208,162	523,296
Grant revenue	992,854	1,047,100
Miscellaneous	-	117,988
Total revenues	<u>1,201,016</u>	<u>2,862,449</u>
EXPENDITURES		
Current:		
General government	958,624	1,133,795
Law enforcement and municipal court	-	24,288
Parks and recreation	-	109,633
Capital outlay	<u>131,204</u>	<u>854,828</u>
Total expenditures	<u>1,089,828</u>	<u>2,122,544</u>
Excess (deficiency) of revenues over (under) expenditures	<u>111,188</u>	<u>739,905</u>
OTHER FINANCING SOURCES (USES)		
Transfers out	<u>-</u>	<u>(89,180)</u>
Net change in fund balances	111,188	650,725
Fund balance - beginning	<u>27,387</u>	<u>5,540,352</u>
Fund balance - ending	<u><u>\$ 138,575</u></u>	<u><u>\$ 6,191,077</u></u>

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR CAPITAL PROJECTS FUNDS**

For the year ended September 30, 2023

	Capital Projects Fund			
	Capital Replacement Fund	Street and Traffic Impact Fund	Park Fee Fund	Totals
REVENUES				
Permits and fees	\$ -	\$ -	\$ 263,600	\$ 263,600
Impact fees	-	1,403,253	-	1,403,253
Investment earnings	<u>9,202</u>	<u>148,143</u>	<u>52,791</u>	<u>210,136</u>
Total revenues	<u>9,202</u>	<u>1,551,396</u>	<u>316,391</u>	<u>1,876,989</u>
EXPENDITURES				
Current:				
Information technology	74,431	-	-	74,431
Public works	-	-	-	-
Capital outlay	<u>-</u>	<u>108,407</u>	<u>10,800</u>	<u>119,207</u>
Total expenditures	<u>74,431</u>	<u>108,407</u>	<u>10,800</u>	<u>193,638</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(65,229)</u>	<u>1,442,989</u>	<u>305,591</u>	<u>1,683,351</u>
OTHER FINANCING SOURCES				
Transfers in	81,700	-	-	81,700
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources	<u>81,700</u>	<u>-</u>	<u>-</u>	<u>81,700</u>
Net change in fund balance	16,471	1,442,989	305,591	1,765,051
Fund balance, beginning	<u>178,107</u>	<u>2,672,638</u>	<u>1,087,557</u>	<u>3,938,302</u>
Fund balance, ending	<u>\$ 194,578</u>	<u>\$ 4,115,627</u>	<u>\$ 1,393,148</u>	<u>\$ 5,703,353</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
SPECIAL EVENTS FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	<u>Budgeted Amounts</u>		<u>2023 Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>	<u>2022 Actual Amounts</u>
	<u>Original</u>	<u>Final</u>			
REVENUES					
Investment earnings	\$ 100	\$ 100	\$ 318	\$ 218	\$ 322
Miscellaneous	<u>76,460</u>	<u>78,760</u>	<u>64,903</u>	<u>(13,857)</u>	<u>32,197</u>
Total revenues	<u>76,560</u>	<u>78,860</u>	<u>65,221</u>	<u>(13,639)</u>	<u>32,519</u>
EXPENDITURES					
Current:					
Parks and recreation	<u>57,150</u>	<u>79,450</u>	<u>109,633</u>	<u>(30,183)</u>	<u>29,922</u>
Total expenditures	<u>57,150</u>	<u>79,450</u>	<u>109,633</u>	<u>(30,183)</u>	<u>29,922</u>
Net change in fund balance	19,410	(590)	(44,412)	(43,822)	2,597
Fund balance, beginning	<u>34,596</u>	<u>34,596</u>	<u>34,596</u>	<u>-</u>	<u>31,999</u>
Fund balance, ending	<u>\$ 54,006</u>	<u>\$ 34,006</u>	<u>\$ (9,816)</u>	<u>\$ (43,822)</u>	<u>\$ 34,596</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
STREET MAINTENANCE FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Sales tax	\$ 1,141,565	\$ 1,141,565	\$ 1,127,622	\$ (13,943)	\$ 988,004
Grant revenue	-	54,246	54,246	-	47,203
Investment earnings	<u>5,000</u>	<u>5,000</u>	<u>64,791</u>	<u>59,791</u>	<u>12,663</u>
Total revenues	<u>1,146,565</u>	<u>1,200,811</u>	<u>1,246,659</u>	<u>45,848</u>	<u>1,047,870</u>
EXPENDITURES					
Current:					
Public works	150,000	223,184	175,171	48,013	132,405
Capital outlay	<u>500,000</u>	<u>1,045,172</u>	<u>583,796</u>	<u>461,376</u>	<u>71,333</u>
Total expenditures	<u>650,000</u>	<u>1,268,356</u>	<u>758,967</u>	<u>509,389</u>	<u>203,738</u>
Excess (deficiency) of revenues over (under) expenditures	<u>496,565</u>	<u>(67,545)</u>	<u>487,692</u>	<u>555,237</u>	<u>844,132</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	370,000	-	(370,000)	
Transfers out	<u>(590,600)</u>	<u>(590,600)</u>	<u>(590,600)</u>	<u>-</u>	<u>(1,501,513)</u>
Net change in fund balance	(94,035)	(288,145)	(102,908)	555,237	(657,381)
Fund balance, beginning	<u>930,026</u>	<u>930,026</u>	<u>930,026</u>	<u>-</u>	<u>1,587,407</u>
Fund balance, ending	<u>\$ 835,991</u>	<u>\$ 641,881</u>	<u>\$ 827,118</u>	<u>\$ 555,237</u>	<u>\$ 930,026</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
COURT TECHNOLOGY FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	<u>Budgeted Amounts</u>		<u>2023 Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>	<u>2022 Actual Amounts</u>
	<u>Original</u>	<u>Final</u>			
REVENUES					
Investment earnings	\$ 100	\$ 100	\$ 318	\$ 218	\$ 322
Miscellaneous	<u>76,460</u>	<u>78,760</u>	<u>64,903</u>	<u>(13,857)</u>	<u>32,197</u>
Total revenues	<u>76,560</u>	<u>78,860</u>	<u>65,221</u>	<u>(13,639)</u>	<u>32,519</u>
EXPENDITURES					
Current:					
Parks and recreation	<u>57,150</u>	<u>79,450</u>	<u>109,633</u>	<u>(30,183)</u>	<u>29,922</u>
Total expenditures	<u>57,150</u>	<u>79,450</u>	<u>109,633</u>	<u>(30,183)</u>	<u>29,922</u>
Net change in fund balance	19,410	(590)	(44,412)	(43,822)	2,597
Fund balance, beginning	<u>34,596</u>	<u>34,596</u>	<u>34,596</u>	<u>-</u>	<u>31,999</u>
Fund balance, ending	<u>\$ 54,006</u>	<u>\$ 34,006</u>	<u>\$ (9,816)</u>	<u>\$ (43,822)</u>	<u>\$ 34,596</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
COURT SECURITY FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Fines and fees	\$ 5,000	\$ 5,000	\$ 4,925	\$ (75)	\$ 5,675
Investment earnings	45	45	953	908	92
Total revenues	5,045	5,045	5,878	833	5,767
EXPENDITURES					
Current:					
Law enforcement and municipal court	4,000	4,000	354	3,646	107
Total expenditures	4,000	4,000	354	3,646	107
Net change in fund balance	1,045	1,045	5,524	4,479	5,660
Fund balance, beginning	23,617	23,617	23,617	-	17,957
Fund balance, ending	\$ 24,662	\$ 24,662	\$ 29,141	\$ 4,479	\$ 23,617

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
POLICE SEIZURE FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	<u>Budgeted Amounts</u>		<u>2023 Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>	<u>2022 Actual Amounts</u>
	<u>Original</u>	<u>Final</u>			
REVENUES					
Fines and fees	\$ 10,000	\$ 10,000	\$ 35,199	\$ 25,199	\$ 11,739
Investment earnings	<u>175</u>	<u>175</u>	<u>3,503</u>	<u>3,328</u>	<u>363</u>
Total revenues	<u>10,175</u>	<u>10,175</u>	<u>38,702</u>	<u>28,527</u>	<u>12,102</u>
EXPENDITURES					
Current:					
Law enforcement and municipal court	<u>1,000</u>	<u>51,000</u>	<u>6,316</u>	<u>44,684</u>	<u>773</u>
Total expenditures	<u>1,000</u>	<u>51,000</u>	<u>6,316</u>	<u>44,684</u>	<u>773</u>
Net change in fund balance	9,175	(40,825)	32,386	73,211	11,329
Fund balance, beginning	<u>78,409</u>	<u>78,409</u>	<u>78,409</u>	<u>-</u>	<u>67,080</u>
Fund balance, ending	<u>\$ 87,584</u>	<u>\$ 37,584</u>	<u>\$ 110,795</u>	<u>\$ 73,211</u>	<u>\$ 78,409</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
POLICE SPECIAL FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Investment earnings	\$ 13,500	\$ 13,500	\$ 654	\$ (12,846)	\$ 73
Miscellaneous	<u>40</u>	<u>40</u>	<u>2,200</u>	<u>2,160</u>	<u>2,999</u>
Total revenues	<u>13,540</u>	<u>13,540</u>	<u>2,854</u>	<u>(10,686)</u>	<u>3,072</u>
EXPENDITURES					
Law enforcement and municipal court	<u>-</u>	<u>1,500</u>	<u>1,471</u>	<u>29</u>	<u>-</u>
Net change in fund balance	13,540	12,040	1,383	(10,657)	3,072
Fund balance, beginning	<u>19,448</u>	<u>19,448</u>	<u>19,448</u>	<u>-</u>	<u>16,376</u>
Fund balance, ending	<u>\$ 32,988</u>	<u>\$ 31,488</u>	<u>\$ 20,831</u>	<u>\$ (10,657)</u>	<u>\$ 19,448</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
POLICE EDUCATION FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023 Actual Amounts	Variance with Final Budget- Positive (Negative)	2022 Actual Amounts
	Original	Final			
REVENUES					
Fines and fees	\$ 3,000	\$ 3,000	\$ 2,209	\$ (791)	\$ 2,224
Investment earnings	50	50	765	715	94
Total revenues	3,050	3,050	2,974	(76)	2,318
EXPENDITURES					
Current:					
Law enforcement and municipal court	-	10,000	9,204	796	-
Total expenditures	-	10,000	9,204	796	-
Net change in fund balance	3,050	(6,950)	(6,230)	720	2,318
Fund balance, beginning	20,108	20,108	20,108	-	17,790
Fund balance, ending	<u>\$ 23,158</u>	<u>\$ 13,158</u>	<u>\$ 13,878</u>	<u>\$ 720</u>	<u>\$ 20,108</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
CHILD SAFETY FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023 Actual Amounts	Variance with Final Budget- Positive (Negative)	2022 Actual Amounts
	Original	Final			
REVENUES					
Investment earnings	\$ 215	\$ 215	\$ 3,736	\$ 3,521	\$ 507
Miscellaneous	<u>32,000</u>	<u>32,000</u>	<u>33,861</u>	<u>1,861</u>	<u>31,956</u>
Total revenues	<u>32,215</u>	<u>32,215</u>	<u>37,597</u>	<u>5,382</u>	<u>32,463</u>
EXPENDITURES					
General government	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>32,215</u>	<u>32,215</u>	<u>37,597</u>	<u>5,382</u>	<u>32,463</u>
OTHER FINANCING SOURCES (USES)					
Transfers out	<u>(15,000)</u>	<u>(15,000)</u>	<u>(18,659)</u>	<u>(3,659)</u>	<u>(20,711)</u>
Net change in fund balance	17,215	17,215	18,938	1,723	11,752
Fund balance, beginning	<u>81,493</u>	<u>81,493</u>	<u>81,493</u>	<u>-</u>	<u>69,741</u>
Fund balance, ending	<u>\$ 98,708</u>	<u>\$ 98,708</u>	<u>\$ 100,431</u>	<u>\$ 1,723</u>	<u>\$ 81,493</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
CAPITAL REPLACEMENT FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Investment earnings	\$ -	\$ -	\$ 9,202	\$ 9,202	\$ 1,037
Miscellaneous	-	-	-	-	-
Total revenues	-	-	9,202	9,202	1,037
EXPENDITURES					
Current:					
Information technology	25,364	87,627	74,431	13,196	139,208
Capital outlay	49,236	-	-	-	-
Total expenditures	74,600	87,627	74,431	13,196	139,208
Excess (deficiency) of revenues over (under) expenditures	(74,600)	(87,627)	(65,229)	22,398	(138,171)
OTHER FINANCING SOURCES (USES)					
Transfers in	74,600	81,700	81,700	-	165,532
Net change in fund balance	-	(5,927)	16,471	22,398	27,361
Fund balance, beginning	178,107	178,107	178,107	-	150,746
Fund balance, ending	\$ 178,107	\$ 172,180	\$ 194,578	\$ 22,398	\$ 178,107

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
STREET AND TRAFFIC IMPACT FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Impact fees	\$ 524,000	\$ 524,000	\$ 1,403,253	\$ 879,253	\$ 911,824
Investment earnings	6,310	6,310	148,143	141,833	13,445
Miscellaneous	-	-	-	-	-
Total revenues	<u>530,310</u>	<u>530,310</u>	<u>1,551,396</u>	<u>1,021,086</u>	<u>925,269</u>
EXPENDITURES					
Public works	-	-	-	-	1,056
Capital outlay	<u>5,000</u>	<u>5,000</u>	<u>108,407</u>	<u>(103,407)</u>	<u>-</u>
Total expenditures	<u>5,000</u>	<u>5,000</u>	<u>108,407</u>	<u>(103,407)</u>	<u>1,056</u>
Excess (deficiency) of revenues over (under) expenditures	525,310	525,310	1,442,989	917,679	924,213
OTHER FINANCING SOURCES	-	-	-	-	(245,778)
Fund balance, beginning	<u>2,672,638</u>	<u>2,672,638</u>	<u>2,672,638</u>	<u>-</u>	<u>1,994,203</u>
Fund balance, ending	<u>\$ 3,197,948</u>	<u>\$ 3,197,948</u>	<u>\$ 4,115,627</u>	<u>\$ 917,679</u>	<u>\$ 2,672,638</u>

CITY OF CIBOLO, TEXAS

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
PARK FEE FUND
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)**

For the year ended September 30, 2023

	Budgeted Amounts		2023	Variance with	2022
	Original	Final	Actual	Final Budget- Positive (Negative)	Actual
			Amounts		Amounts
REVENUES					
Permits and fees	\$ 170,000	\$ 170,000	\$ 263,600	\$ 93,600	\$ 210,053
Investment earnings	<u>2,600</u>	<u>2,600</u>	<u>52,791</u>	<u>50,191</u>	<u>5,637</u>
Total revenues	<u>172,600</u>	<u>172,600</u>	<u>316,391</u>	<u>143,791</u>	<u>215,690</u>
EXPENDITURES					
Capital outlay	<u>600,000</u>	<u>1,000,000</u>	<u>10,800</u>	<u>989,200</u>	<u>-</u>
Total expenditures	<u>600,000</u>	<u>1,000,000</u>	<u>10,800</u>	<u>989,200</u>	<u>-</u>
Net change in fund balance	(427,400)	(827,400)	305,591	1,132,991	215,690
Fund balance, beginning	<u>1,087,557</u>	<u>1,087,557</u>	<u>1,087,557</u>	<u>-</u>	<u>871,867</u>
Fund balance, ending	<u>\$ 660,157</u>	<u>\$ 260,157</u>	<u>\$ 1,393,148</u>	<u>\$ 1,132,991</u>	<u>\$ 1,087,557</u>

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS**

September 30, 2023

	Proprietary Funds			
	Water	Sewer	Drainage	
	Impact Fund	Impact Fund	Impact Fund	Totals
ASSETS				
Cash and cash equivalents	\$ 754,324	\$ 518,627	\$ 66,040	\$ 1,338,991
Restricted assets:				
Investments	4,428,971	2,744,090	3,201,289	10,374,350
Accounts receivable - other	-	3,191	-	3,191
Due from other funds	<u>-</u>	<u>5,310</u>	<u>2,925</u>	<u>8,235</u>
Total assets	<u>5,183,295</u>	<u>3,271,218</u>	<u>3,270,254</u>	<u>11,724,767</u>
LIABILITIES				
Accounts payable	95,392	-	51,772	147,164
Due from other funds	<u>7,190</u>	<u>-</u>	<u>-</u>	<u>7,190</u>
Total liabilities	<u>102,582</u>	<u>-</u>	<u>51,772</u>	<u>154,354</u>
NET POSITION				
Restricted for:				
Impact fees	<u>5,080,713</u>	<u>3,271,218</u>	<u>3,218,482</u>	<u>11,570,413</u>
Total net position	<u>\$ 5,080,713</u>	<u>\$ 3,271,218</u>	<u>\$ 3,218,482</u>	<u>\$ 11,570,413</u>

CITY OF CIBOLO, TEXAS

**COMBINING STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
NONMAJOR PROPRIETARY FUNDS**

For the year ended September 30, 2023

	Proprietary Funds			
	Water	Sewer	Drainage	
	Impact Fund	Impact Fund	Impact Fund	Totals
OPERATING REVENUES				
Fees charged to users	\$ -	\$ -	\$ -	\$ -
Total operating revenues	-	-	-	-
OPERATING EXPENDITURES				
Contractual services	-	-	-	-
Capital outlay	-	-	-	-
Total operating expenditures	-	-	-	-
OPERATING INCOME (LOSS)	-	-	-	-
NONOPERATING REVENUES				
Investment earnings	177,942	127,065	133,381	438,388
Impact fees	1,847,796	757,466	723,792	3,329,054
Total nonoperating revenues	2,025,738	884,531	857,173	3,767,442
Income before contributions and transfers	2,025,738	884,531	857,173	3,767,442
Transfers out	(108,723)	-	(260,934)	(369,657)
Change in net position	1,917,015	884,531	596,239	3,397,785
Net position, beginning of year	3,163,698	2,386,687	2,622,243	8,172,628
Net position, end of year	\$ 5,080,713	\$ 3,271,218	\$ 3,218,482	\$ 11,570,413

CITY OF CIBOLO, TEXAS

COMBINING STATEMENT OF CASH FLOWS – NONMAOR PROPRIETARY FUNDS

September 30, 2023 and 2022

	Proprietary Funds			
	Water Impact Fund	Sewer Impact Fund	Drainage Impact Fund	Totals
Cash Flows From Operating Activities:				
Cash owed (paid) to supplier for goods and services	\$ (95,392)	\$ -	\$ (50,237)	\$ (145,629)
Net cash provided (used) by operating activities	<u>(95,392)</u>	<u>-</u>	<u>(50,237)</u>	<u>(145,629)</u>
Cash Flows From Noncapital Financing Activities:				
Cash advances from/(to) other funds	<u>304,270</u>	<u>203,687</u>	<u>(276,188)</u>	<u>231,769</u>
Net cash provided (used) by noncapital financing activities	<u>304,270</u>	<u>203,687</u>	<u>(276,188)</u>	<u>231,769</u>
Cash Flows From Capital and Related Financing Activities:				
Impact fees	<u>1,847,796</u>	<u>757,466</u>	<u>723,792</u>	<u>3,329,054</u>
Net cash provided (used) by capital and related financing activities	<u>1,847,796</u>	<u>757,466</u>	<u>723,792</u>	<u>3,329,054</u>
Cash Flows From Investing Activities:				
Proceeds (purchases) from the sale of investments	(2,610,511)	(1,071,375)	(1,387,475)	(5,069,361)
Interest and investment earnings	<u>177,942</u>	<u>127,065</u>	<u>133,381</u>	<u>438,388</u>
Net cash provided (used) by investing activities	<u>(2,432,569)</u>	<u>(944,310)</u>	<u>(1,254,094)</u>	<u>(4,630,973)</u>
Net increase (decrease) in cash and cash equivalents	<u>(375,895)</u>	<u>16,843</u>	<u>(856,727)</u>	<u>(1,215,779)</u>
Cash and cash equivalents at beginning of year:				
Cash and cash equivalents	1,130,219	501,784	922,767	2,554,770
Restricted cash and cash equivalents	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>1,130,219</u>	<u>501,784</u>	<u>922,767</u>	<u>2,554,770</u>
Cash and cash equivalents at end of year:				
Cash and cash equivalents	754,324	518,627	66,040	1,338,991
Restricted cash and cash equivalents	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 754,324</u>	<u>\$ 518,627</u>	<u>\$ 66,040</u>	<u>\$ 1,338,991</u>

CITY OF CIBOLO, TEXAS

COMPARATIVE STATEMENT OF NET POSITION DISCRETELY PRESENTED COMPONENT UNIT CIBOLO ECONOMIC DEVELOPMENT CORPORATION

September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Current assets:		
Investments	\$ 2,364,625	\$ 2,514,816
Sales tax receivables	<u>199,621</u>	<u>179,646</u>
Total current assets	<u>2,564,246</u>	<u>2,694,462</u>
Noncurrent assets:		
Capital assets, net		
Land	3,635,339	3,624,839
Equipment	<u>32,625</u>	<u>37,125</u>
Total noncurrent assets	<u>3,667,964</u>	<u>3,661,964</u>
Total assets	<u>6,232,210</u>	<u>6,356,426</u>
LIABILITIES		
Current liabilities:		
Accounts payable	77,193	21,681
Due to primary government	<u>13,731</u>	<u>654,542</u>
Total current liabilities	<u>90,924</u>	<u>676,223</u>
Noncurrent liabilities:		
Long-term debt	<u>3,642,000</u>	<u>3,884,000</u>
Total noncurrent liabilities	<u>3,642,000</u>	<u>3,884,000</u>
Total liabilities	<u>3,732,924</u>	<u>4,560,223</u>
NET POSITION		
Restricted for:		
Economic development	<u>2,499,286</u>	<u>1,796,203</u>
Total net position	<u>\$ 2,499,286</u>	<u>\$ 1,796,203</u>

CITY OF CIBOLO, TEXAS

COMPARATIVE STATEMENT OF ACTIVITIES DISCRETELY PRESENTED COMPONENT UNIT CIBOLO ECONOMIC DEVELOPMENT CORPORATION

For the years ended September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
REVENUES		
Sales taxes	\$ 1,127,622	\$ 988,004
Interest revenues	<u>101,990</u>	<u>16,602</u>
Total revenues	<u>1,229,612</u>	<u>1,004,606</u>
EXPENDITURES		
Economic development	308,062	304,297
Interest and fees	76,728	77,914
Transfer to primary government in support of debt	<u>141,739</u>	<u>7,367</u>
Total expenditures	<u>526,529</u>	<u>389,578</u>
Net change in net position	703,083	615,028
Net position, beginning	<u>1,796,203</u>	<u>1,181,175</u>
Net position, ending	<u>\$ 2,499,286</u>	<u>\$ 1,796,203</u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNIT
CIBOLO ECONOMIC DEVELOPMENT CORPORATION**

September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Cash and cash equivalents	\$ -	\$ -
Investments	2,364,625	2,514,816
Receivables:		
Sales taxes	<u>199,621</u>	<u>179,646</u>
Total assets	<u>\$ 2,564,246</u>	<u>\$ 2,694,462</u>
LIABILITIES		
Current liabilities:		
Accounts payable	77,193	\$ 21,681
Due to primary government	<u>13,731</u>	<u>654,542</u>
Total current liabilities	<u>90,924</u>	<u>676,223</u>
Fund balance:		
Restricted for:		
Economic development	<u>2,473,322</u>	<u>2,018,239</u>
Total fund balance	<u>2,473,322</u>	<u>2,018,239</u>
Total liabilities and fund balance	<u>\$ 2,564,246</u>	<u>\$ 2,694,462</u>

CITY OF CIBOLO, TEXAS

**RECONCILIATION OF BALANCE SHEET-
FUND LEVEL TO THE STATEMENT OF NET POSITION
DISCRETELY PRESENTED COMPONENT UNIT
CIBOLO ECONOMIC DEVELOPMENT CORPORATION**

September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
TOTAL FUND BALANCE	\$ 2,473,322	\$ 2,018,239
Amounts reported in the statement of net position are different because:		
Capital assets are not financial resources and, therefore not reported in the funds.	3,667,964	3,661,964
Long-term liabilities are not due and payable in the current period and therefore not reported in the fund	<u>(3,642,000)</u>	<u>(3,884,000)</u>
 Total net position	 <u>\$ 2,499,286</u>	 <u>\$ 1,796,203</u>

CITY OF CIBOLO, TEXAS

**COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
DISCRETELY PRESENTED COMPONENT UNIT
CIBOLO ECONOMIC DEVELOPMENT CORPORATION**

For the years ended September 30, 2023 and 2022

	2023	2022
REVENUES		
Sales taxes	\$ 1,127,622	\$ 988,004
Investment earnings	101,990	16,602
Total revenues	<u>1,229,612</u>	<u>1,004,606</u>
EXPENDITURES		
Economic development	303,562	299,797
Capital outlay	10,500	-
Principal	242,000	241,000
Interest	<u>76,728</u>	<u>77,914</u>
Total expenditures	<u>632,790</u>	<u>618,711</u>
OTHER FINANCING SOURCES (USES)		
Transfer to primary government	<u>(141,739)</u>	<u>(7,367)</u>
Net change in fund balance	455,083	378,528
Fund balance, beginning	<u>2,018,239</u>	<u>1,639,711</u>
Fund balance, ending	<u><u>\$ 2,473,322</u></u>	<u><u>\$ 2,018,239</u></u>

CITY OF CIBOLO, TEXAS

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
DISCRETELY PRESENTED COMPONENT UNIT
CIBOLO ECONOMIC DEVELOPMENT CORPORATION**

For the years ended September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
NET CHANGE IN FUND BALANCE	\$ 455,083	\$ 378,528

Amounts reported in the statement of activities are different because:

Governmental funds report all capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	10,500	-
Depreciation expense	(4,500)	(4,500)
Payment of debt	<u>242,000</u>	<u>241,000</u>
Change in net position	<u>\$ 703,083</u>	<u>\$ 615,028</u>



STATISTICAL SECTION



CITY OF CIBOLO, TEXAS

STATISTICAL SECTION

This part of the City of Cibolo, Texas annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

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CITY OF CIBOLO, TEXAS

NET POSITION BY COMPONENT LAST TEN FISCAL YEARS

	2014*	2015*	2016*	2017*
GOVERNMENTAL ACTIVITIES				
Net investment in capital assets	\$ 12,647,240	\$ 13,412,650	\$ 14,017,679	\$ 18,302,317
Restricted	2,293,663	2,357,819	3,094,888	3,103,980
Unrestricted	<u>5,432,793</u>	<u>5,903,552</u>	<u>5,879,704</u>	<u>4,977,152</u>
 TOTAL GOVERNMENTAL ACTIVITIES NET POSITION	 <u>\$ 20,373,696</u>	 <u>\$ 21,674,021</u>	 <u>\$ 22,992,271</u>	 <u>\$ 26,383,449</u>
BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	\$ 16,695,634	\$ 18,189,574	\$ 20,765,497	\$ 231,008,516
Restricted	4,375,183	4,751,655	3,894,311	4,285,030
Unrestricted	<u>2,743,386</u>	<u>3,018,896</u>	<u>2,685,575</u>	<u>2,498,633</u>
 TOTAL BUSINESS-TYPE ACTIVITIES NET POSITION	 <u>\$ 23,814,203</u>	 <u>\$ 25,960,125</u>	 <u>\$ 27,345,383</u>	 <u>\$ 237,792,179</u>
PRIMARY GOVERNMENT				
Net investment in capital assets	\$ 29,342,874	\$ 31,602,224	\$ 34,783,176	\$ 249,310,833
Restricted	6,668,846	7,109,474	6,989,199	7,389,010
Unrestricted	<u>8,176,179</u>	<u>8,922,448</u>	<u>8,565,279</u>	<u>7,475,785</u>
 TOTAL PRIMARY GOVERNMENT NET POSITION	 <u>\$ 44,187,899</u>	 <u>\$ 47,634,146</u>	 <u>\$ 50,337,654</u>	 <u>\$ 264,175,628</u>

* Prior periods have not been restated for the adoption of GASB Statement No. 68. Fiscal years 2010-2017 have also not been restated for the adoption of GASB Statement No. 68 (see note 1).

TABLE 1

2018	2019	2020	2021	2022	2023
\$ 20,952,911	\$ 25,512,455	\$ 27,468,175	\$ 27,937,597	\$ 32,684,485	\$ 33,159,591
3,589,320	3,967,197	5,187,133	6,157,509	6,707,392	8,581,361
<u>3,619,416</u>	<u>2,343,334</u>	<u>3,413,602</u>	<u>4,544,023</u>	<u>8,558,905</u>	<u>7,475,557</u>
<u>\$ 28,161,647</u>	<u>\$ 31,822,986</u>	<u>\$ 36,068,910</u>	<u>\$ 38,639,129</u>	<u>\$ 47,950,782</u>	<u>\$ 49,216,509</u>
\$ 23,397,977	\$ 29,594,470	\$ 34,560,936	\$ 38,038,606	\$ 45,307,722	\$ 47,244,973
5,004,741	5,917,470	9,015,665	8,072,141	8,934,619	12,367,718
<u>3,371,168</u>	<u>3,164,155</u>	<u>2,649,045</u>	<u>4,073,938</u>	<u>4,088,736</u>	<u>7,372,630</u>
<u>\$ 31,773,886</u>	<u>\$ 38,676,095</u>	<u>\$ 46,225,646</u>	<u>\$ 50,184,685</u>	<u>\$ 58,331,077</u>	<u>\$ 66,985,321</u>
\$ 44,350,888	\$ 55,106,925	\$ 62,029,111	\$ 65,976,203	\$ 77,992,207	\$ 80,404,564
8,594,061	9,884,667	14,202,798	14,229,650	15,642,011	20,949,079
<u>6,990,584</u>	<u>5,507,489</u>	<u>6,062,647</u>	<u>8,617,961</u>	<u>12,647,641</u>	<u>14,848,187</u>
<u>\$ 59,935,533</u>	<u>\$ 70,499,081</u>	<u>\$ 82,294,556</u>	<u>\$ 88,823,814</u>	<u>\$ 106,281,859</u>	<u>\$ 116,201,830</u>

CITY OF CIBOLO, TEXAS

CHANGE IN NET POSITION LAST TEN FISCAL YEARS

	2014*	2015*	2016*	2017*
EXPENSES				
Governmental Activities				
General Government	\$ 1,032,591	\$ 1,005,608	\$ 1,151,136	\$ 1,322,866
Law Enforcement and Municipal Court	3,113,876	3,382,526	3,742,330	4,086,482
Planning and Engineering	948,076	957,564	984,944	881,121
Public Works	2,043,744	2,107,534	2,292,490	2,432,913
Parks and Recreation	628,968	613,489	736,130	774,753
Animal Control	136,731	129,025	175,037	221,364
Economic Development	-	-	-	-
Fire	1,753,480	1,904,504	1,983,541	2,168,397
Finance	311,373	339,822	365,319	390,026
Information Technology	163,671	175,792	216,050	245,202
Capital Outlay	-	-	-	-
Interest on Long-Term Debt	1,345,248	1,450,727	1,399,334	1,450,836
Total Governmental Activities Expenses	<u>11,477,758</u>	<u>12,066,591</u>	<u>13,046,311</u>	<u>13,973,960</u>
Business-Type Activities				
Water, Sewer, and Drainage	8,451,400	8,944,967	9,887,946	10,070,732
Interest on Long-Term Debt	358,347	355,783	301,108	288,794
Total Business-Type Activities Expenses	<u>8,809,747</u>	<u>9,300,750</u>	<u>10,189,054</u>	<u>10,359,526</u>
Total Primary Government Expenses	<u>20,287,505</u>	<u>21,367,341</u>	<u>23,235,365</u>	<u>24,333,486</u>
PROGRAM REVENUES				
Governmental Activities				
Charges for Service:				
General Government	-	-	-	-
Law Enforcement and Municipal Court	421,942	473,721	380,504	507,047
Planning and Engineering	2,726,258	2,261,883	2,392,186	2,168,698
Public Works	318,224	355,993	204,780	309,720
Parks and Recreation	64,203	298,193	257,196	319,434
Animal Control	11,531	18,619	18,987	25,415
Fire	29,231	29,231	31,423	29,231
Operating Grants and Contributions	2,608	45,261	32,002	20,115
Capital Grants and Contributions	569,036	1,126,540	421,121	2,137,311
Total Governmental Activities Program Revenues	<u>4,143,033</u>	<u>4,609,441</u>	<u>3,738,199</u>	<u>5,516,971</u>
Business-Type Activities				
Charges for Service:				
Water, Sewer, and Drainage	9,409,282	10,360,042	11,161,668	12,129,146
Capital Grants and Contributions	849,431	497,866	276,509	622,688
Total Business-Type Activities Program Revenues	<u>10,258,713</u>	<u>10,857,908</u>	<u>11,438,177</u>	<u>12,751,834</u>
Total Primary Government Program Revenues	<u>14,401,746</u>	<u>15,467,349</u>	<u>15,176,376</u>	<u>18,268,805</u>

* Prior periods have not been restated for the adoption of GASB Statement No. 68. Fiscal years 2010-2017 have also not been restated for the adoption of GASB Statement No. 68 (see note 1).

TABLE 2

2018	2019	2020	2021	2022	2023
\$ 1,438,436	\$ 1,797,311	\$ 2,009,214	\$ 2,142,313	\$ 2,996,918	\$ 4,722,030
4,033,050	4,488,322	4,563,579	4,572,080	4,358,524	5,024,668
1,061,976	978,359	954,337	1,099,566	1,645,673	3,442,887
2,771,347	3,625,301	3,343,924	3,453,160	3,529,930	4,346,496
1,154,736	1,574,101	1,687,815	1,718,179	1,819,744	2,048,823
227,919	223,468	258,941	262,182	267,642	368,638
-	-	-	157,830	112,891	246,093
2,530,941	2,887,686	3,081,114	3,383,474	3,743,511	4,888,122
425,972	459,423	529,332	425,063	447,226	720,240
460,712	514,524	507,297	824,055	1,007,092	1,181,916
-	-	-	-	-	-
<u>1,225,930</u>	<u>1,568,835</u>	<u>1,536,289</u>	<u>1,685,278</u>	<u>1,455,747</u>	<u>1,562,249</u>
<u>15,331,019</u>	<u>18,117,330</u>	<u>18,471,842</u>	<u>19,723,180</u>	<u>21,384,898</u>	<u>28,552,162</u>
10,747,263	11,377,596	12,374,971	13,452,925	13,300,355	15,232,214
267,348	649,556	-	-	-	-
<u>11,014,611</u>	<u>12,027,152</u>	<u>12,374,971</u>	<u>13,452,925</u>	<u>13,300,355</u>	<u>15,232,214</u>
<u>26,345,630</u>	<u>30,144,482</u>	<u>30,846,813</u>	<u>33,176,105</u>	<u>34,685,253</u>	<u>43,784,376</u>
-	-	-	-	7,367	28,864
465,031	607,864	562,318	638,282	644,088	779,888
2,222,579	2,795,351	1,877,007	2,885,720	3,025,618	3,935,574
182,747	258,235	566,513	408,915	957,240	1,409,808
250,126	252,161	128,840	243,887	302,568	344,659
22,356	20,024	17,448	22,910	7,269	51,192
30,108	30,108	30,108	-	-	95,000
281,565	260,732	928,556	852,876	2,440,730	1,280,043
748,671	4,416,848	2,021,684	1,271,201	4,908,847	788,190
<u>4,203,183</u>	<u>8,641,323</u>	<u>6,132,474</u>	<u>6,323,791</u>	<u>12,293,727</u>	<u>8,713,218</u>
12,324,913	14,190,388	14,299,333	15,924,479	17,302,454	20,567,581
<u>588,414</u>	<u>4,885,871</u>	<u>5,279,686</u>	<u>1,382,332</u>	<u>2,737,564</u>	<u>743,062</u>
<u>12,913,327</u>	<u>19,076,259</u>	<u>19,579,019</u>	<u>17,306,811</u>	<u>20,040,018</u>	<u>21,310,643</u>
<u>17,116,510</u>	<u>27,717,582</u>	<u>25,711,493</u>	<u>23,630,602</u>	<u>32,333,745</u>	<u>30,023,861</u>

CITY OF CIBOLO, TEXAS

CHANGE IN NET POSITION LAST TEN FISCAL YEARS

	2014*	2015*	2016*	2017*
Net (Expense) Revenues				
Governmental Activities	\$ (7,334,725)	\$ (7,457,150)	\$ (9,308,112)	\$ (8,269,989)
Business-Type Activities	<u>1,448,966</u>	<u>1,557,158</u>	<u>1,249,123</u>	<u>2,392,308</u>
Total Primary Government				
Net Expenses	<u>(5,885,759)</u>	<u>(5,899,992)</u>	<u>(8,058,989)</u>	<u>(5,877,681)</u>
GOVERNMENTAL REVENUES AND OTHER CHANGES IN NET POSITION				
Governmental Activities				
Taxes				
Ad Valorem	6,701,205	7,396,959	7,841,537	8,466,785
Sales	1,072,230	1,212,798	1,609,453	1,941,632
Franchise Fees	974,741	870,923	951,269	912,443
Interest and Investment Earnings	44,618	91,047	196,395	331,713
Gain (Loss) on Sale of Capital Assets	875	83,616	30,907	3,903
Legal Judgement	-	-	-	-
Miscellaneous	83,782	19,681	28,897	41,844
Transfers	<u>(842,343)</u>	<u>(286,226)</u>	<u>(32,096)</u>	<u>(37,153)</u>
Total Governmental Activities	<u>8,035,108</u>	<u>9,388,798</u>	<u>10,626,362</u>	<u>11,661,167</u>
Business-Type Activities				
Investment Earnings	36,250	56,646	95,434	108,136
Gain on Sale of Capital Assets	2,509	338,233	958	3,853
Miscellaneous	-	10,564	7,647	5,346
Transfers	<u>842,343</u>	<u>286,226</u>	<u>32,096</u>	<u>37,153</u>
Total Business-Type Activities	<u>881,102</u>	<u>691,669</u>	<u>136,135</u>	<u>154,488</u>
Total Primary Government	<u>8,916,210</u>	<u>10,080,467</u>	<u>10,762,497</u>	<u>11,815,655</u>
CHANGES IN NET POSITION				
Governmental Activities	700,383	1,931,648	1,318,250	3,391,178
Business-Type Activities	<u>2,330,068</u>	<u>2,248,827</u>	<u>1,385,258</u>	<u>2,546,796</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 3,030,451</u>	<u>\$ 4,180,475</u>	<u>\$ 2,703,508</u>	<u>\$ 5,937,974</u>

* Prior periods have not been restated for the adoption of GASB Statement No. 68. Fiscal years 2010-2017 have also not been restated for the adoption of GASB Statement No. 68 (see note 1).

TABLE 2
(Continued)

2018	2019	2020	2021	2022	2023
\$ (11,127,836)	\$ (9,476,007)	\$ (12,339,368)	\$ (13,399,389)	\$ (9,091,171)	\$ (19,838,944)
<u>1,898,716</u>	<u>7,049,107</u>	<u>7,204,048</u>	<u>3,052,147</u>	<u>6,739,663</u>	<u>6,078,429</u>
<u>(9,229,120)</u>	<u>(2,426,900)</u>	<u>(5,135,320)</u>	<u>(10,347,242)</u>	<u>(2,351,508)</u>	<u>(13,760,515)</u>
8,883,289	9,933,673	11,263,485	11,444,742	13,002,392	14,491,126
2,472,260	2,717,645	3,312,720	3,931,543	4,940,020	5,641,133
872,398	865,082	1,368,481	1,081,473	1,239,730	1,315,846
516,277	742,358	492,350	60,757	289,012	2,084,463
14,926	959	97,267	18,989	103,508	49,809
-	-	-	-	-	-
52,937	161,948	220,888	317,333	122,564	226,967
198,181	220,923	(169,899)	(885,229)	(1,294,402)	(2,307,266)
<u>13,010,268</u>	<u>14,642,588</u>	<u>16,585,292</u>	<u>15,969,608</u>	<u>18,402,824</u>	<u>21,502,078</u>
180,642	278,461	148,842	21,663	112,327	870,603
7,357	824	10,821	-	-	35,840
8,927	-	15,941	-	-	-
(198,181)	(220,923)	169,899	885,229	1,294,402	2,307,266
<u>(1,255)</u>	<u>58,362</u>	<u>345,503</u>	<u>906,892</u>	<u>1,406,729</u>	<u>3,213,709</u>
<u>13,009,013</u>	<u>14,700,950</u>	<u>16,930,795</u>	<u>16,876,500</u>	<u>19,809,553</u>	<u>24,715,787</u>
1,882,432	5,166,581	4,245,924	2,750,219	9,311,653	1,663,134
<u>1,897,461</u>	<u>7,107,469</u>	<u>7,549,551</u>	<u>3,959,039</u>	<u>8,146,392</u>	<u>9,292,138</u>
<u>\$ 3,779,893</u>	<u>\$ 12,274,050</u>	<u>\$ 11,795,475</u>	<u>\$ 6,709,258</u>	<u>\$ 17,458,045</u>	<u>\$ 10,955,272</u>

CITY OF CIBOLO, TEXAS

FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

	2014	2015	2016	2017
GENERAL FUND				
Nonspendable Fund Balance:	\$ 15,605	\$ 17,459	\$ 15,044	\$ 33,679
Restricted	162,581	225,600	390,660	389,678
Unassigned Fund Balance	<u>5,389,823</u>	<u>5,642,869</u>	<u>5,765,351</u>	<u>5,315,196</u>
Total General Fund	<u>\$ 5,568,009</u>	<u>\$ 5,885,928</u>	<u>\$ 6,171,055</u>	<u>\$ 5,738,553</u>
ALL OTHER GOVERNMENTAL FUNDS				
Nonspendable Fund Balance:	\$ 4,368	\$ 2,840	\$ 4,715	\$ 1,420
Restricted	20,871,736	24,098,179	27,521,588	20,697,711
Committed	140,623	87,733	81,978	82,859
Unassigned Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,069)</u>
Total all other governmental funds	<u>\$ 21,016,727</u>	<u>\$ 24,188,752</u>	<u>\$ 27,608,281</u>	<u>\$ 20,778,921</u>

TABLE 3

2018	2019	2020	2021	2022	2023
\$ 31,714	\$ 16,841	\$ 17,832	\$ 50,002	\$ 46,167	\$ 34,856
439,575	491,048	542,041	589,856	626,478	106,400
<u>4,907,107</u>	<u>5,556,127</u>	<u>7,115,116</u>	<u>8,566,692</u>	<u>7,444,218</u>	<u>6,320,030</u>
<u>\$ 5,378,396</u>	<u>\$ 6,064,016</u>	<u>\$ 7,674,989</u>	<u>\$ 9,206,550</u>	<u>\$ 8,116,863</u>	<u>\$ 6,461,286</u>
\$ 5,262	\$ 5,763	\$ -	\$ -	\$ -	\$ -
19,312,628	29,601,939	28,587,873	25,876,233	22,586,803	17,019,040
63,371	376,177	185,384	198,973	4,532,156	4,718,259
<u>(5,701)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 19,375,560</u>	<u>\$ 29,983,879</u>	<u>\$ 28,773,257</u>	<u>\$ 26,075,206</u>	<u>\$ 27,118,959</u>	<u>\$ 21,737,299</u>

CITY OF CIBOLO, TEXAS

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

	2014	2015	2016	2017
REVENUES				
Taxes	\$ 8,784,593	\$ 9,470,957	\$ 10,396,209	\$ 11,309,556
Permits and Fees	2,710,837	2,470,278	2,509,221	2,371,083
Service Fees	215,244	229,550	247,177	837,128
Fines and Fees	597,215	667,549	418,259	573,382
Grants	-	15,733	3,150	78,396
Impact Fees	-	-	-	-
Other Revenue	219,702	247,825	472,823	655,626
Total Revenues	<u>12,527,591</u>	<u>13,101,892</u>	<u>14,046,839</u>	<u>15,825,171</u>
EXPENDITURES				
Current:				
General Government	1,088,564	1,039,294	1,169,611	1,347,537
Law Enforcement and Municipal Court	2,919,612	3,125,332	3,442,872	3,752,603
Planning and Engineering Services	856,039	815,013	825,911	744,796
Public Works	833,519	808,516	925,868	1,296,570
Parks and Recreation	454,553	486,376	588,483	684,373
Animal Control	133,115	124,100	166,650	211,108
Economic Development	-	-	-	-
Fire	1,619,360	1,749,342	1,802,171	1,993,486
Finance	301,603	339,958	361,287	383,438
Information Technology	161,425	181,452	218,367	236,315
Capital Outlay	1,445,302	2,107,855	1,062,357	11,403,717
Debt Service:				
Principal	1,310,000	5,738,326	1,861,718	2,182,422
Interest and Fiscal Charges	1,298,852	1,591,136	1,396,801	1,455,754
Bond Issue Costs	57,100	145,619	103,345	36,600
Total Expenditures	<u>12,479,044</u>	<u>18,252,319</u>	<u>13,925,441</u>	<u>25,728,719</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>48,547</u>	<u>(5,150,427)</u>	<u>121,398</u>	<u>(9,903,548)</u>
OTHER FINANCING SOURCES (USES)				
Sale of Assets	875	124,345	12,009	3,903
Issuance of Debt	2,947,309	8,064,827	3,455,000	2,674,936
Payment to Escrow Agent	-	-	-	-
Premium on Issuance of Debt	60,578	737,425	148,345	-
Transfers In (Out)	(842,343)	(286,226)	(32,096)	(37,153)
Total Other Financing Sources (Uses)	<u>2,166,419</u>	<u>8,640,371</u>	<u>3,583,258</u>	<u>2,641,686</u>
NET CHANGE IN FUND BALANCES	<u>\$ 2,214,966</u>	<u>\$ 3,489,944</u>	<u>\$ 3,704,656</u>	<u>\$ (7,261,862)</u>
Debt Service as a Percentage of				
Noncapital Expenditures	23.6%	45.4%	25.3%	25.4%

TABLE 4

	2018	2019	2020	2021	2022	2023
\$	12,215,004	\$ 13,585,681	\$ 15,925,746	\$ 16,447,312	\$ 19,195,152	\$ 21,551,361
	2,387,219	2,733,750	1,959,807	3,065,720	3,235,672	4,199,174
	318,774	402,112	478,091	427,494	432,160	642,538
	399,219	481,387	195,571	245,614	240,021	285,100
	188,480	170,327	794,214	1,472,768	2,323,416	1,219,214
	-	-	-	367,618	911,824	1,403,253
	843,017	1,280,062	1,396,345	614,466	5,197,754	2,473,772
	<u>16,351,713</u>	<u>18,653,319</u>	<u>20,749,774</u>	<u>22,640,992</u>	<u>31,535,999</u>	<u>31,774,412</u>
	1,431,830	1,593,810	1,827,835	2,001,920	3,869,583	4,496,872
	3,725,670	4,016,342	4,111,469	3,948,931	4,323,077	4,632,518
	917,247	910,289	920,199	1,102,401	1,705,082	3,425,138
	1,193,808	1,799,790	1,201,215	1,228,949	1,277,503	1,667,013
	817,987	811,820	855,075	889,638	1,001,195	1,214,844
	214,538	205,172	247,173	249,640	261,799	347,260
	-	-	-	157,830	112,891	251,052
	2,237,953	2,428,151	2,640,685	2,887,564	3,530,342	4,399,892
	423,688	444,329	519,786	433,206	463,412	695,422
	454,461	500,166	500,209	828,332	1,013,869	948,350
	6,577,292	6,732,336	3,243,118	11,783,140	9,604,845	12,425,662
	2,654,158	2,888,871	3,243,290	3,654,292	4,152,467	5,347,537
	1,555,142	1,295,881	1,601,157	1,837,130	1,747,992	1,696,195
	167,843	251,133	88,529	149,834	124,372	130,321
	<u>22,371,617</u>	<u>23,878,090</u>	<u>20,999,740</u>	<u>31,152,807</u>	<u>33,188,429</u>	<u>41,678,076</u>
	<u>(6,019,904)</u>	<u>(5,224,771)</u>	<u>(249,966)</u>	<u>(8,511,815)</u>	<u>(1,652,430)</u>	<u>(9,903,664)</u>
	15,522	959	97,267	18,989	106,189	49,809
	11,815,000	14,185,000	5,000,000	7,511,731	13,956,787	4,759,112
	-	-	(5,288,313)	-	(12,089,446)	(12,089,446)
	102,683	2,110,948	1,011,262	699,834	927,368	364,772
	198,181	220,923	(169,899)	(885,229)	(1,294,402)	(2,307,266)
	<u>12,131,386</u>	<u>16,517,830</u>	<u>650,317</u>	<u>7,345,325</u>	<u>1,606,496</u>	<u>(9,223,019)</u>
\$	<u>6,111,482</u>	<u>11,293,059</u>	<u>400,351</u>	<u>(1,166,490)</u>	<u>(45,934)</u>	<u>(19,126,683)</u>
	26.7%	24.4%	27.3%	27.3%	25.0%	24.1%

CITY OF CIBOLO, TEXAS

**TAX REVENUES BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

TABLE 5

<u>FISCAL YEAR</u>	<u>PROPERTY TAX</u>	<u>SALES AND USE TAX</u>	<u>FRANCHISE TAX</u>	<u>TOTAL</u>
2023	\$ 14,519,432	\$ 5,638,111	\$ 1,315,846	\$ 21,473,389
2022	12,932,228	4,940,020	1,322,904	19,195,152
2021	11,434,295	3,931,543	1,081,473	16,447,312
2020	11,244,545	3,312,720	1,368,481	15,925,746
2019	9,942,691	2,717,645	865,082	13,585,681
2018	8,870,346	2,472,260	819,425	12,162,031
2017	8,455,482	1,941,632	858,953	11,256,067
2016	7,835,488	1,609,453	901,686	10,346,627
2015	7,387,236	1,212,798	828,114	9,428,148
2014	6,737,621	1,072,231	736,721	8,546,573

CITY OF CIBOLO, TEXAS

**TOTAL WATER AND SEWER CONSUMPTION AND RATES
LAST TEN FISCAL YEARS**

TABLE 6

<u>Fiscal Year Ended September 30,</u>	<u>Total Water Consumption (in Gallons)</u>	<u>Water and Sewer Base Rate - Residential</u>	<u>Water and Sewer Initial Rate Per Tgal - Residential</u>	<u>Water and Sewer Base Rate - Commercial</u>	<u>Water and Sewer Initial Rate Per Tgal - Commercial</u>
2023	\$ 734,048,807	\$ 43.75	\$ 10.85	based on meters size	\$ 10.85
2022	658,740,500	41.50	10.45	based on meters size	10.45
2021	561,218,163	41.50	10.45	based on meters size	10.45
2020	557,869,607	41.50	10.45	based on meters size	10.45
2019	486,107,441	41.50	10.45	based on meters size	10.45
2018	469,967,757	41.25	10.35	based on meters size	10.35
2017	463,445,463	41.25	9.80	49.75	10.50
2016	458,886,300	40.50	9.60	48.75	10.30
2015	450,615,000	36.00	8.74	46.00	9.92
2014	470,864,998	36.00	8.74	46.00	9.92

CITY OF CIBOLO, TEXAS

PRINCIPAL WATER AND SEWER CONSUMERS CURRENT YEAR AND NINE YEARS AGO

TABLE 7

Consumers	2023			2014		
	Total Water Consumption (in Gallons)	Rank	Percentage of Total City Water Consumption	Total Water Consumption (in Gallons)	Rank	Percentage of Total City Water Consumption
SCUCISD	16,560,900	1	2.5%	23,640,900	1	5.02%
Cibolo Valley Apartments LLC	11,195,500	2	1.7%			
D R Horton	7,853,200	3	1.2%			
Go Car Wash Management	7,635,600	4	1.2%			
Blue Wave Car Wash	7,260,800	5	1.1%			
Cromwell Street LLC	6,739,400	6	1.0%			
Steele Creek Residential Commun	5,466,900	7	0.8%			
The Brooks of Cibolo	5,104,500	8	0.8%			
Yantis	4,543,100	9	0.7%			
ADB Companies	3,495,100	10	0.5%			
McBain Properties				2,825,800	2	0.60%
Buell's				2,110,700	3	0.45%
Signature Plating				1,659,300	4	0.35%
Falcon Ridge HOA				1,582,200	5	0.34%
New Haven				1,321,700	6	0.28%
Shady Meadows Villa				1,282,000	7	0.27%
Cibolo Niemietz Park				1,212,400	8	0.26%
New Haven				1,185,100	9	0.25%
City of Cibolo				1,067,800	10	0.23%

CITY OF CIBOLO, TEXAS

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

TABLE 8

<u>Fiscal Year Ended September 30,</u>	<u>Total Taxable Assessed Value</u>	<u>Total Direct Tax Rate</u>
2023	\$ 3,184,762,602	0.4835
2022	2,782,246,069	0.4835
2021	2,469,568,449	0.4835
2020	2,328,871,959	0.4935
2019	2,199,975,854	0.4474
2018	2,047,409,476	0.4474
2017	1,949,275,252	0.4474
2016	1,800,977,238	0.4454
2015	1,687,064,551	0.4454
2014	1,529,261,589	0.4454

Source: Guadalupe County Appraisal District

Notes: Property in the City of Cibolo is reassessed every year at estimated actual value. For this reason, assessed value is equal to estimated actual value. Tax rates are per \$100 of assessed value. Total taxable assessed value is before any applicable freeze adjustments.

CITY OF CIBOLO, TEXAS

DIRECT AND OVERLAPPING PROPERTY TAX RATES LAST TEN FISCAL YEARS

TABLE 9

Fiscal Year	City Direct Rates			Overlapping Rates	
	Basic Rate	Debt Service	Total	Schertz - Cibolo - Universal City ISD	Guadalupe County
2023	0.2960	0.18750	0.4835	1.3246	0.3439
2022	0.2960	0.18750	0.4835	1.3695	0.3799
2021	0.2960	0.18750	0.4835	1.4106	0.3854
2020	0.2996	0.19390	0.4935	1.4200	0.3819
2019	0.2878	0.17960	0.4674	1.4900	0.3819
2018	0.2726	0.17480	0.4474	1.4900	0.3799
2017	0.2653	0.18210	0.4474	1.4700	0.3851
2016	0.2681	0.17730	0.4454	1.4900	0.3311
2015	0.2745	0.17090	0.4454	1.4900	0.3999
2014	0.2759	0.16950	0.4454	1.4900	0.4036

Source: Guadalupe County Tax Office

Note: Overlapping rates are those of local and county governments that apply within the City of Cibolo.

CITY OF CIBOLO, TEXAS

PRINCIPAL PROPERTY TAXPAYERS CURRENT YEAR AND NINE YEARS AGO

TABLE 10

Taxpayer	2022			2014		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
A W TEXAS INC	\$ 106,565,009	1	3.35%	\$ -	-	-
CSL CIBOLO 2018 LLC	22,300,000	2	0.70%	-	-	-
SANTIKOS CIBOLO THEATER REALTY	20,429,922	3	0.64%	-	-	-
CONTINENTAL HOMES OF TEXAS, LP	19,233,786	4	0.60%	-	-	-
INDEPENDENT ROUGH TERRAIN CENTER	13,527,270	5	0.42%	-	-	-
LIBERTY OILFIELD SERVICES	13,012,812	6	0.41%	-	-	-
GUADALUPE VALLEY ELECTRIC CO-OP	10,885,225	7	0.34%	4,500,025	6	0.29%
WAL-MART REAL ESTATE BUSINESS TRUST	10,641,400	8	0.33%	-	-	-
FLORIN CAPITAL BSD-8 LP	10,137,312	9	0.32%	-	-	-
CIBOLO REAL ESTATE HOLDINGS LLC	<u>9,847,637</u>	10	<u>0.31%</u>	-	-	-
SANJEL CAPITAL USA INC				80,390,953	1	5.26%
KALMAR RT CENTER LLC				21,686,101	2	1.42%
SANJEL USA INC				12,468,028	3	0.82%
SANJEL CORPORATION				10,509,246	4	0.69%
KALMAR RT CENTER LLC				7,848,289	5	0.51%
BABCOCK ROAD 165 LTD				4,126,371	7	0.27%
MACBAIN PROPERTIES (TEXAS) INC				2,944,337	8	0.19%
NEW HAVEN DEVELOPMENT OF CIBOLO LLC				2,742,778	9	0.18%
ROBLES DEMOLITION				<u>2,576,093</u>	10	<u>0.17%</u>
Total	<u>\$ 236,580,373</u>		<u>7.42%</u>	<u>\$ 149,792,221</u>		<u>9.80%</u>

Source: Guadalupe County Appraisal District

CITY OF CIBOLO, TEXAS

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

TABLE 11

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected Within Fiscal Year of Levy		Collections in Subsequent Years	Total Collections To Date	
		Amount	% of Levy		Amount	% of Levy
2023	\$ 14,514,847	\$ 14,434,741	99.45%	\$ -	\$ 14,434,741	99.45%
2022	12,854,766	12,767,614	99.32%	4,256	12,771,870	99.36%
2021	11,412,544	11,363,388	99.57%	21,108	11,384,496	99.75%
2020	10,846,919	10,790,805	99.48%	55,122	10,790,805	99.48%
2019	9,846,856	9,793,142	99.45%	53,139	9,828,596	99.81%
2018	8,792,711	8,751,227	99.53%	41,812	8,778,727	99.84%
2017	8,215,446	8,178,806	99.55%	36,862	8,209,277	99.92%
2016	7,813,886	7,782,605	99.60%	31,330	7,809,244	99.94%
2015	7,386,249	7,354,232	99.57%	32,020	7,382,315	99.95%
2014	6,648,113	6,606,247	99.37%	42,028	6,645,214	99.96%

Source: Guadalupe County Tax Office

CITY OF CIBOLO, TEXAS

TAXABLE ASSESSED VALUE LAST TEN FISCAL YEARS

TABLE 12

Fiscal Year Ended September 30,	Taxable Value January 1,	Residential Property	Commercial Property	Tax-Exempt Property	Other Property	Total Taxable Assessed Value*	Total Direct Tax Rate
2023	2022	\$ 3,744,976,405	\$ 298,418,156	\$(1,577,686,831)	\$ 719,054,872	\$ 3,184,762,602	0.4835
2022	2021	2,882,809,847	246,377,253	(877,331,182)	530,390,151	2,782,246,069	0.4835
2021	2020	2,596,006,661	204,537,976	(683,770,117)	352,793,929	2,469,568,449	0.4835
2020	2019	2,391,987,324	177,191,534	(604,549,142)	364,242,243	2,328,871,959	0.4935
2019	2018	2,232,474,629	215,447,640	(546,789,903)	298,843,488	2,199,975,854	0.4674
2018	2017	2,065,833,194	170,856,737	(360,979,388)	171,698,933	2,047,409,476	0.4474
2017	2016	1,898,749,628	190,596,308	(268,698,676)	128,627,992	1,949,275,252	0.4474
2016	2015	1,699,908,610	206,871,658	(213,194,628)	107,391,598	1,800,977,238	0.4454
2015	2014	1,496,870,962	231,331,658	(175,034,116)	100,455,776	1,687,064,551	0.4454
2014	2013	1,373,819,236	205,346,897	(149,792,893)	99,888,349	1,529,261,589	0.4454

*Taxable Assessed Value is before any applicable freeze adjustments.

Source: Guadalupe County Appraisal District

CITY OF CIBOLO, TEXAS

RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities				
	General Obligation Bonds	Certificates of Obligation	Tax Notes	SBITAs	Lease
2023	\$ 33,785,000	\$ 16,320,000	\$ 1,795,000	\$ 536,221	\$ 764,770
2022	37,430,000	12,335,000	2,135,000	-	1,199,959
2021	41,180,000	12,760,000	-	-	1,295,639
2020	46,376,818	6,737,893	-	-	1,123,201
2019	49,336,367	6,876,729	-	-	759,421
2018	41,131,163	1,900,000	-	-	630,490
2017	39,575,775	200,000	-	-	809,671
2016	41,693,081	100,000	-	-	212,092
2015	39,887,041	200,000	-	-	288,810
2014	37,042,032	300,000	-	-	72,309

Note: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.
See Table 8 for the City's property tax value data. City population data can be found in Table 18.

TABLE 13

Business-Type Activities			Total Primary Government	Percent of Gross Income	Per Capita*
Revenue Bonds	General Obligation Bonds	Lease			
\$ 5,240,000	\$ 735,000	\$ 127,282	\$ 59,303,273	4.19%	1,652
5,835,000	905,000	167,775	60,007,734	4.30%	1,683
6,410,000	1,070,000	106,439	62,822,078	5.37%	1,877
7,855,690	1,300,514	125,971	63,520,087	5.16%	1,963
8,447,354	1,461,303	83,198	66,964,372	6.49%	2,095
7,436,878	1,622,090	-	52,720,621	5.38%	1,744
7,944,869	1,777,877	73,772	50,381,964	5.39%	1,747
8,442,860	1,923,664	172,708	52,544,405	5.86%	1,859
8,950,850	2,104,451	269,400	51,700,552	5.97%	1,911
9,443,841	2,185,000	366,788	49,409,970	6.17%	1,937

CITY OF CIBOLO, TEXAS

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS**

TABLE 14

Fiscal Year	General Bonded Debt Outstanding				Percentage of Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Certificates of Obligation	Less: Amounts Available in Debt Service Fund	Total		
2023	\$ 34,520,000	\$ 16,320,000	\$ 1,298,790	\$ 49,541,210	1.56%	\$ 1,380
2022	38,335,000	12,335,000	1,134,416	49,535,584	1.78%	\$ 1,380
2021	42,250,000	12,760,000	913,954	54,096,046	2.19%	1,616
2020	47,677,332	6,737,893	837,519	53,577,706	2.30%	1,656
2019	50,797,670	6,876,729	687,989	56,986,410	2.59%	1,783
2018	42,753,253	1,900,000	548,240	44,105,013	2.15%	1,459
2017	41,353,652	200,000	419,886	41,133,766	2.11%	1,378
2016	43,616,745	100,000	408,535	43,308,210	2.40%	1,533
2015	41,991,492	200,000	399,717	41,791,775	2.48%	1,544
2014	39,227,032	300,000	387,800	39,139,232	2.56%	1,534

Note: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.
See Table 8 for the City's property tax value data. City population data can be found in Table 18.

CITY OF CIBOLO, TEXAS

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT CURRENT YEAR

TABLE 15

<u>Government Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable*</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes:			
Guadalupe County	\$ 13,145,000	16.30%	\$ 2,142,635
Schertz-Cibolo-Universal ISD	378,843,715	39.00%	<u>147,749,049</u>
Subtotal, Overlapping Debt			<u>149,891,684</u>
City of Cibolo Direct Debt			<u>53,200,991</u>
TOTAL NET OVERLAPPING DEBT			<u><u>\$ 203,092,675</u></u>

Notes: The overlapping debt was received from the Municipal Advisory Council of Texas. Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.

Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of Cibolo. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

CITY OF CIBOLO, TEXAS

DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS

Assessed Value, 2022 Tax Roll \$ 3,184,762,602

Debt Limit - Texas statues do not provide a legal debt limit for cities; however, through accepted practice a practical "economic" debt limit is considered to be 10% of the assessed value.

\$ 318,476,260

Amount of Applicable Debt:

General Bonded Debt	\$	53,200,991		
Less Debt Service Net Position		<u>(1,298,790)</u>		<u>51,902,201</u>

DEBT MARGIN \$ 266,574,059

Total Net Debt as a Percentage of Debt Margin: 19.47%

	Fiscal Year			
	2014	2015	2016	2017
Assessed Value	<u>\$ 1,529,261,589</u>	<u>\$ 1,687,064,551</u>	<u>\$ 1,800,977,238</u>	<u>\$ 1,949,275,252</u>
Debt Limit	\$ 152,926,159	\$ 168,706,455	\$ 180,097,727	\$ 194,927,525
Total Net Debt Applicable to Limit	<u>38,627,200</u>	<u>38,829,093</u>	<u>41,596,638</u>	<u>41,965,560</u>
Total Debt Margin	<u>\$ 114,298,959</u>	<u>\$ 129,877,362</u>	<u>\$ 138,501,089</u>	<u>\$ 152,961,965</u>

TABLE 16

Fiscal Year					
2018	2019	2020	2021	2022	2023
<u>\$ 2,047,409,476</u>	<u>\$ 2,199,975,854</u>	<u>\$ 2,328,871,959</u>	<u>\$ 2,469,568,449</u>	<u>\$ 2,782,246,069</u>	<u>\$ 3,184,762,602</u>
\$ 204,740,948	\$ 219,997,585	\$ 232,887,196	\$ 246,956,845	\$ 278,224,607	\$ 318,476,260
<u>43,297,177</u>	<u>56,284,528</u>	<u>53,400,393</u>	<u>54,321,685</u>	<u>51,965,543</u>	<u>51,902,201</u>
<u>\$ 161,443,771</u>	<u>\$ 163,713,057</u>	<u>\$ 179,486,803</u>	<u>\$ 192,635,160</u>	<u>\$ 226,259,064</u>	<u>\$ 266,574,059</u>

CITY OF CIBOLO, TEXAS

**PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS**

TABLE 17

Fiscal Year	Water Revenue Bonds						
	Utility	Less:	Add:	Net	Debt Service		Coverage
	Service Charges	Operating Expenses	Impact Fee Revenues	Available Revenue	Principal	Interest	
2023	\$ 16,218,083	\$ 13,148,115	\$ 2,605,262	\$ 5,675,230	\$ 765,000	\$ 201,450	\$ 5.87
2022	14,552,929	11,422,386	1,404,201	4,534,744	740,000	221,946	\$ 4.71
2021	13,053,151	11,264,817	1,824,070	3,612,404	570,000	250,690	4.40
2020	12,721,311	10,750,325	936,821	3,239,647	560,000	259,819	3.95
2019	11,621,564	10,357,259	1,663,880	2,928,185	645,000	279,282	3.17
2018	10,760,243	9,573,178	710,474	1,897,539	630,000	270,676	2.11
2017	10,278,912	9,102,897	1,042,053	2,218,068	610,000	315,967	2.40
2016	9,663,681	8,908,512	719,699	1,474,868	655,000	337,897	1.49
2015	8,931,752	8,037,634	655,897	1,550,015	630,000	367,620	1.55
2014	8,117,147	7,514,121	633,078	1,236,104	600,000	386,697	1.25



CITY OF CIBOLO, TEXAS

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income	Per Capita Income	Median Income	Median Age	Education Level in Years of Schooling
2023	35,899	\$ 1,415,138,580	\$ 39,420	\$ 116,510	36.1	14.2
2022	35,662	1,397,023,188	39,174	106,188	34.3	14.2
2021	33,475	1,169,315,225	34,931	102,109	34.4	14.2
2020	32,357	1,231,022,065	38,045	101,197	34.5	14.3
2019	31,968	1,032,246,720	32,290	87,967	34.6	14.3
2018	30,225	979,773,600	32,416	92,773	33.7	14.2
2017	29,861	968,780,423	32,443	91,827	34.4	14.2
2016	28,259	896,742,847	31,733	90,665	34.8	14.3
2015	27,059	838,558,410	30,990	87,613	34.6	14.3
2014	25,508	785,850,464	30,808	87,993	33.9	14.1

Sources: Population, personal income, median age and education level information provided by City Economic Development Corporation. School enrollment provided by Cibolo-Schertz-Universal City Independent School District. Unemployment data provided by the Texas Workforce Commission.

TABLE 18

<u>School Enrollment</u>	<u>Unemployment Rate</u>	<u>High School Degree Attainment or Higher</u>	<u>Bachelor Degree Attainment or Higher</u>
15,528	4.6%	94.9%	38.8%
15,890	3.6%	93.5%	38.4%
15,673	4.6%	94.1%	39.1%
15,925	8.0%	98.0%	40.8%
15,700	3.1%	96.0%	40.6%
15,817	3.3%	98.0%	39.4%
15,530	3.2%	96.0%	38.6%
15,460	4.0%	96.0%	41.1%
15,009	3.8%	94.1%	36.8%
15,022	4.5%	95.5%	40.6%

CITY OF CIBOLO, TEXAS

TOP TEN PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

TABLE 19

Employer	2023			2014		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Schertz/Cibolo/UC ISD	824	1	29.32%	540	1	35.64%
Aisin/AW Texas	677	2	24.09%	-		0.00%
Liberty Oilfield Services	398	3	14.16%	-		0.00%
Walmart	330	4	11.74%	-		0.00%
City of Cibolo	181	5	6.44%	118	3	7.79%
Independent Rough Terrain Center	95	6	3.38%	-		0.00%
Santikos	81	7	2.88%	-		0.00%
Sanjel, USA	79	8	2.81%	500	2	33.00%
Robles 1 Demolition	73	9	2.60%	67	6	4.42%
Crossfield Products	72	10	2.56%	-		0.00%
Eagle Construction	-		0.00%	80	4	5.28%
Age Industries	-		0.00%	75	5	4.95%
Timber Tech	-		0.00%	50	7	3.30%
Signature Plating	-		0.00%	35	8	2.31%
Sonic	-		0.00%	32	9	2.11%
Kalmar	-		0.00%	18	10	1.19%
	<u>2,810</u>		<u>100.00%</u>	<u>1,515</u>		<u>100.00%</u>

Source: City Economic Development Corporation



CITY OF CIBOLO, TEXAS

FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Full-Time Equivalent Employees as of September 30,				
	2014	2015	2016	2017	2018
General Fund					
City Manager:					
City Manager	1	1	1	1	1
Public Relations Manager	-	-	-	-	-
Capital Improvements Manager	-	-	-	-	-
Executive Assistant	1	1	1	1	1
Subtotal	2	2	2	2	2
City Secretary:					
City Secretary	1	1	1	1	1
Assistant City Secretary	1	1	1	1	1
Administrative Assistant	-	-	-	-	-
Open Records Clerk	-	-	-	-	-
Subtotal	2	2	2	2	2
Police Department:					
Police Chief	1	1	1	1	1
Assistant Police Chief	-	-	-	-	-
Executive Assistant	1	1	1	1	1
Lieutenants	2	2	2	2	2
Sergeants	7	7	7	8	8
Corporals	1	1	1	1	1
Police Officers	18	18	21	20	20
School Resource Officer	2	2	2	2	2
Public Relations Officer	-	-	-	-	-
Public Safety Officer	-	-	1	0.5	0.5
Property/Evidence Room Technician	-	-	-	1	1
Property Room Manager	-	-	-	-	-
Clerks	2	2	2	2	2
Crossing Guards (6)	1.2	1.2	1.2	1.4	1.4
Subtotal	35.2	35.2	38.7	39.9	39.9
Municipal Court:					
Court Clerk	1	1	1	1	1
Deputy Court Clerk	1	1	1	1	1
Subtotal	2	2	2	2	2
Planning and Engineering Services:					
Planning and Engineering Director	-	1	1	1	1
Planning and Development Director	1	-	-	-	-
Assistant Director/City Planner	-	-	-	-	-
Development Coordinator	-	-	-	-	-
Graduate Engineer	-	-	-	-	-
Engineer-in-training	-	-	-	-	-
Senior Planner	1	1	1	1	1
Planner 2	1	1	1	1	1
Planner 1	-	-	-	-	-
Infrastructure Inspector	0.5	0.5	0.5	0.5	0.5
Senior Building Inspector	1	1	1	1	1
Building Inspector	2	2	2	1	1
Code Enforcement Officer	2	2	1	1	1
Plan Reviewer	-	-	1	1	1
GIS Technician	-	-	1	1	1
GIS Coordinator	-	-	-	-	-
Planning Technician	-	-	-	-	-
Administrative Assistant	1	1	1	1	1
Permit Clerk	1	1	1	1	1
Subtotal	10.5	10.5	11.5	10.5	10.5

TABLE 20

Full-Time Equivalent Employees as of September 30,				
2019	2020	2021	2022	2023
1	1	1	1	1
1	1	1	1	1
-	-	-	1	1
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
3	3	3	4	4
1	1	1	1	1
1	1	1	1	1
-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>1</u>
2	2	2	3	3
1	1	1	1	1
-	-	-	-	-
1	1	1	1	1
2	2	2	3	3
8	8	8	7	7
1	1	1	1	1
23	25	25	24	25
3	3	3	3	3
-	-	-	1	1
0.5	0.5	0.5	1	1
1	1	1	-	-
-	-	-	1	1
2	2	2	2	2
<u>1.4</u>	<u>1.4</u>	<u>1.4</u>	<u>1.4</u>	<u>1.4</u>
43.9	45.9	45.9	46.4	47.4
1	1	1	1	1
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
2	2	2	2	2
1	1	1	1	1
-	-	-	-	-
1	1	1	1	1
-	-	-	1	1
-	-	-	1	1
-	1	1	-	-
-	-	-	-	-
1	1	1	1	1
-	-	-	1	1
0.5	0.5	1.0	1	1
1	1	1	1	1
1	1	1	-	-
1	1	1	2	2
-	-	-	-	-
1	1	1	1	1
-	1	1	1	1
1	1	1	-	-
1	1	1	1	-
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>-</u>
10.5	12.5	13.0	14.0	12.0

CITY OF CIBOLO, TEXAS

FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Full-Time Equivalent Employees as of September 30,				
	2014	2015	2016	2017	2018
Public Works - Admin:					
Public Works/Utilities Director	-	-	-	1	1
Fleet Mechanic	-	-	-	-	-
Executive Assistant	-	-	-	1	1
Administrative Assistant	-	-	-	-	-
Subtotal	-	-	-	2	2
Public Works - Streets:					
Public Works/Utilities Director	0.5	0.5	0.5	-	-
Fire Chief/Public Works/Utilities Superintendent	-	-	-	-	-
Infrastructure Inspector	0.7	0.7	0.7	1	1
Foreman	-	-	-	-	-
Executive Assistant	-	-	1	-	-
Crew Leader	2	2	2	3	3
Fleet Mechanic	0.5	0.5	0.5	0.5	0.5
Maintenance Worker	9	9	9	9	9
Subtotal	12.7	12.7	13.7	13.5	13.5
Animal Services:					
Animal Services Manager	-	-	-	-	-
Senior Animal Control Officer	-	-	1	1	1
Animal Control Officer	2	2	1	1	1
Kennel Technicians	-	-	-	-	-
Kennel Attendant (Part-time)	-	-	1	1.5	1.5
Animal Services Intern	-	-	-	-	-
Subtotal	2	2	3	3.5	3.5
Parks:					
Superintendent	1	1	1	1	1
Foreman	-	-	-	-	-
Crew Leader	1	1	2	2	2
Maintenance Worker	6	6	7	6	6
Gardener	-	-	-	-	-
Custodian	-	-	0.5	1	1
Seasonal Labor Position	0.375	0.375	0.375	-	-
Subtotal	8.375	8.375	10.875	10	10
Finance:					
Finance Director	1	1	1	1	1
Accounting Manager	-	-	-	1	1
Finance Assistant	1	1	1	1	-
Grant Writer	-	-	-	-	-
Procurement Manager	-	-	-	-	-
Accounts Payable/Purchasing Clerk	1	1	1	1	1
Subtotal	3	3	3	4	3
Information Technology:					
Information Technology Director	1	1	1	1	1
Technology Specialist II	-	-	-	-	-
Technology Specialist I	-	1	1	1	1
GIS Coordinator	-	-	-	-	-
GIS Technician	-	-	-	-	-
Subtotal	1	2	2	2	2

TABLE 20
(Continued)

Full-Time Equivalent Employees as of September 30,				
2019	2020	2021	2022	2023
1	1	1	1	1
-	1	1	1	2
1	1	1	1	1
-	-	-	1	1
2	3	3	4	5
-	-	-	-	-
-	-	-	-	-
1	1	1	1	1
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
3	3	3	3	3
0.5	-	-	-	-
10	11	11	11	11
14.5	15.0	15.0	15.0	15.0
-	-	-	1	1
1	1	1	-	-
1	2	2	2	2
-	-	-	1.5	2
1.5	1.5	1.5	-	-
-	-	-	-	0.5
3.5	4.5	4.5	4.5	5.5
1	1	1	1	1
-	-	-	-	-
2	2	2	2	2
7	7	7	7	7
-	1	1	1	0.50
1	1	1	1	1
-	-	-	-	-
11	12	12	12	11.50
1	1	1	1	1
1	1	1	1	1
-	-	-	-	-
-	-	-	-	1
-	-	-	-	1
1	1	1	1	1
3	3	3	3	5
1	1	1	1	1
-	-	-	1	1
1	1	1	1	1
-	-	-	-	1
-	-	-	-	1
2	2	2	3	5

CITY OF CIBOLO, TEXAS

FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Full-Time Equivalent Employees as of September 30,				
	2014	2015	2016	2017	2018
Human Resources:					
People and Performance Director	-	-	-	-	-
Human Resources Manager	1	1	1	1	1
Communications Manager	-	-	-	-	-
Senior Performance Analyst	-	-	-	-	-
Human Resources Business Partner	-	-	-	-	-
Payroll Clerk	-	-	-	-	1
Human Resources Clerk	-	-	-	0.5	0.5
Subtotal	1	1	1	1.5	2.5
Economic Development Fund					
Economic Development Director	1	1	1	1	1
Deputy Economic Development Director	-	-	-	-	-
Business Development Coordinator	1	1	1	1	1
Business Retention and Expansion Specialist	-	-	-	-	-
Total Economic Development Fund	2	2	2	2	2
Fire Department:					
Fire Chief	1	1	1	1	1
Executive Assistant	-	-	-	-	-
Assistant Fire Chief	0.375	0.375	0.375	0.375	0.375
Fire Marshall	1	1	1	1	1
Battalion Chief	-	-	-	-	-
Fire Lieutenant	3	3	3	3	3
Fire Apparatus Operator	-	-	-	-	-
Firefighter	12	12	12	15	15
Subtotal	17.375	17.375	17.375	20.375	20.375
Total General Fund	99.15	100.15	109.15	115.275	115.275
Net Change	11.5	1	9	6.125	-
Water-Sewer Fund					
Utility Administration:					
Utility Administration:	1	1	1	1	1
Senior Utility Billing Clerk	1	1	1	1	1
Utility Billing Clerk	1	1	1	1	1
Receptionist	-	-	-	-	-
Subtotal	3	3	3	3	3
Utility Operations:					
Public Works/Utilities Director	0.35	0.35	0.35	-	-
Fire Chief/PW/Utilities	-	-	-	-	-
Assistant Public Works Director	-	-	-	-	1
Superintendent	1	1	1	1	-
Infrastructure Inspector	0.5	0.5	0.5	0.5	0.5
Foreman	1	1	1	1	1
Crew Leader	2	2	2	3	3
Fleet Mechanic	0.5	0.5	0.5	0.5	0.5
Utilities Operator	5	5	5	6	6
Utilities Apprentice	-	-	-	-	-
Senior Customer Service Representative	-	-	-	-	-
Customer Service Representative	1	1	1	1	1
Subtotal	11.35	11.35	11.35	13	13
Total Water-Sewer Fund	14.35	14.35	14.35	16	16
Net Change	0.5	-	-	1.65	-

TABLE 20
(Continued)

Full-Time Equivalent Employees as of September 30,				
2019	2020	2021	2022	2023
-	-	-	-	1
1	1	1	1	-
-	-	-	-	1
-	-	-	-	1
-	-	-	-	2
1	1	1	1	-
0.5	0.5	0.5	1.0	-
2.5	2.5	2.5	3.0	5.0
1	1	1	1	1
-	1	1	-	-
1	-	1	1	1
-	1	-	-	-
2	3	3	2	2
1	1	1	1	1
-	-	-	1	1
0.375	0.375	0.375	0.375	0.375
1	1	1	1	1
-	-	-	3	3
6	6	6	9	9
6	6	6	9	9
10	14	18	12	15
24.375	28.375	32.375	36.375	39.375
126.275	138.775	143.275	152.275	161.775
11	11.5	7.5	9.0	9.5
1	1	1	1	1
1	1	1	1	1
1	2	2	2	2
-	-	-	-	-
3	4	4	4	4
-	-	-	-	-
-	-	-	-	-
1	1	1	1	1
-	-	-	-	-
0.5	0.5	-	-	-
1	1	1	1	1
3	3	3	3	3
0.5	-	-	-	-
6	6	6	6	6
-	-	-	2	2
-	-	-	1	1
1	1	1	1	1
13	12.5	12.0	15.0	15.0
16	16.5	16.0	19.0	19.0
-	0.5	(0.5)	3.0	3.0

CITY OF CIBOLO, TEXAS

FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Full-Time Equivalent Employees as of September 30,				
	2014	2015	2016	2017	2018
Drainage Utility District					
Drainage Operations:					
Public Works Director	0.15	0.15	0.15	0.15	-
Superintendent	0.3	0.3	0.3	0.3	1
Supervisor	1	1	1	1	-
Crew Leader	-	-	-	-	1
Street Sweeper	1	1	1	1	1
Maintenance Worker	4	4	4	4	5
Total Drainage Utility District	<u>6.45</u>	<u>6.45</u>	<u>6.45</u>	<u>6.45</u>	<u>8</u>
Net Change	1	-	-	-	2
Grand Total	<u>119.95</u>	<u>120.95</u>	<u>129.95</u>	<u>137.725</u>	<u>139.275</u>
Net Change	14	1	9	7.325	2

TABLE 20
(Continued)

Full-Time Equivalent Employees as of September 30,				
2019	2020	2021	2022	2023
-	-	-	-	-
1	1	1	1	1
-	-	-	-	-
1	1	1	1	2
1	1	1	1	1
<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>6</u>
<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>10</u>
2	-	-	-	2
<u>150.275</u>	<u>163.275</u>	<u>167.275</u>	<u>179.275</u>	<u>190.775</u>
11	13	4	12	11.5

CITY OF CIBOLO, TEXAS

OPERATING INDICATORS BY FUNCTION/PROGRAM LAST TEN FISCAL YEARS

Function	Fiscal Year				
	2014	2015	2016	2017	2018
<u>General Government</u>					
Building permits issued	383	367	424	315	338
Code Enforcement Violations	unavailable	unavailable	unavailable	328	270
<u>Police*</u>					
Activities**	17,445	19,516	18,620	17,654	25,945
Custodial Arrests	242	268	221	167	138
Traffic Citations	1,672	1,326	1,094	1,370	1,305
Traffic Collisions	238	251	302	301	287
Index Crimes	298	294	358	419	450
Average response time	5:09	4:44	3:49	4:09	4:09
<u>Fire</u>					
Number of fire responses	148	73	83	159	112
Number of rescue/EMS responses	859	909	963	983	1,167
Number of other calls for service	137	158	229	379	608
Number of false alarms	89	92	91	98	105
Hazardous condition	15	24	32	35	54
Severe weather/natural disaster	4	3	5	3	2
Total calls for service	1,233	1,259	1,403	1,656	2,048
Average response time	7:50	6:48	7:10	7:42	7:07
Number of training hours	1,313	1,572	3,280	2,707	2,187
Hours of public education/relations	246	162	159	347	303
<u>Court</u>					
New cases filed (calendar year)	1,849	1,758	1,286	1,812	1,751
Dispositions (calendar year)	1,933	1,985	1,356	1,719	1,446
<u>Animal Services</u>					
Number of animals adopted	17	97	96	158	120
Number of animals handled	190	351	440	460	509
<u>Water</u>					
New connections	135	134	20	11	123
Total consumption	470,864,998	450,615,000	458,886,300	463,445,463	469,967,757
Average daily consumption	1,186,736	1,367,676	1,257,222	1,269,714	1,287,583
Peak daily consumption	2,749,000	3,019,000	3,099,000	3,442,000	4,579,170
Total residential customers	5,146	5,215	5,230	5,218	5,323
Total commercial customers	166	183	188	211	229
Average use per connection	88,642	83,478	84,696	85,365	84,648
Rainfall (in inches)	-	-	47.59	31.48	41.20
<u>Sewer</u>					
Total residential customers	7,541	7,841	8,229	8,586	8,946
Total commercial customers	95	111	121	136	147
New connections	373	300	388	357	371

*includes calls for service and self initiated activities

** Police statistics are for calendar year period

TABLE 21

Fiscal Year				
2019	2020	2021	2022	2023
384	309	512	352	332
295	326	467	361	950
21,685	21,970	18,146	19,902	24,054
249	226	166	139	165
1,412	731	2,137	2,023	1,042
350	320	673	751	844
528	562	1,369	1,978	1,726
4:09	2:51	unavailable	unavailable	unavailable
91	108	96	142	135
1,329	1,479	1,729	2,046	2,487
836	408	497	455	300
160	141	271	222	2,985
64	47	74	51	78
3	1	5	3	3
2,483	2,707	3,343	3,661	4,366
6:58	7:40	6:56	6:42	6:18
6,920	4,441	6,051	3,865	7,057
86	-	70.25	58.99	177.28
1,838	1,070	1,158	1,497	1,765
1,803	1,098	1,013	1,319	1,181
126	82	155	153	211
527	442	629	525	564
73	116	234	345	349
498,197,777	557,830,907	561,218,163	658,740,500	734,048,807
1,364,925	1,528,303	1,537,584	1,804,768	2,011,092
3,184,000	4,653,000	3,806,000	3,530,000	3,821,000
5,390	5,467	5,680	6,020	6,332
235	274	295	300	337
88,568	97,166	93,928	104,231	110,068
22.02	23.59	29.82	16.05"	33.04"
9,339	9,651	9,931	10,170	10,681
160	167	191	198	214
406	319	304	246	527

CITY OF CIBOLO, TEXAS

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST TEN FISCAL YEARS

TABLE 22

Function	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Building Inspection/ Code Compliance										
Vehicles	8	7	6	7	8	6	6	6	6	5
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	24	27	31	35	29	28	32	37	37	40
Fire										
Stations	2	2	2	2	2	2	2	2	3	3
Fire vehicles	4	5	5	5	7	11	15	13	13	14
Public Works/Utilities										
Vehicles	29	23	25	25	27	29	29	34	34	40
Streets										
Streets, paved and unpaved (miles)	140	143	143	145	145	116	122	125	127.6	130
Parks and Recreation										
Parks - developed	4	4	4	4	5	5	5	5	5	5
Playgrounds, city maintained	4	4	4	4	4	4	4	4	4	4
Baseball fields	2	2	2	4	4	4	4	4	5	5
Soccer fields	1	1	1	4	1	4	4	4	4	4
Football fields	1	1	1	1	1	1	1	1	1	1
Water										
Number of storage tanks	3	3	3	4	5	5	5	5	5	5
Number of pump stations	1	1	1	2	2	2	2	2	2	2
Water mains (miles)*	63	63	70	72	74	74	85	88	90	93
Sewer										
Sanitary sewers (miles)*	75	75	75	77	90	90	120	150	183	112.9
Number of pump stations	4	4	4	5	5	5	5	5	5	5

* The miles of water mains and sanitary sewers were not available for years prior to 2012.

Source: Various City Departments

COMPLIANCE SECTION



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and
Members of the City Council
City of Cibolo, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information of the City of Cibolo, Texas (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 14, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

ABIP, PC

San Antonio, Texas
May 14, 2024

INDEPENDENT ACCOUNTANT’S REPORT ON COMPLIANCE FOR THE U.S. DEPARTMENT OF TREASURY
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS PROGRAM (CSLFRF) REQUIREMENTS FOR
AN ALTERNATIVE CSLFRF COMPLIANCE EXAMINATION ENGAGEMENT

To the Honorable Mayor and
Members of the City Council
City of Cibolo, Texas

We have examined of the City of Cibolo, Texas (the “City”) compliance with the compliance requirements “activities allowed or unallowed” and “allowable cost/cost principles” (the specified requirements) as described in Part IV “Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Fiscal Recovery Funds” of the CSLFRF section of the 2023 OMB Compliance Supplement (referred to herein as “Requirements for an Alternative CSLFRF Compliance Examination Engagement”) during the year ended September 30, 2023. Management of the City is responsible for the City’s compliance with the specified requirements. Our responsibility is to express an opinion on the City’s compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA; the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in the “Requirements for an Alternative CSLFRF Compliance Examination Engagement.” Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City’s compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended September 30, 2023.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud, and noncompliance with provisions of laws, regulations, contracts, or grant agreements that have a material effect on the City's compliance with the specified requirements and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on the City's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards*.

Intended Purpose

The purpose of this examination report is solely to express an opinion on whether the City of Cibolo, Texas complied, in all material respects with the specified requirements referenced above during the year ended September 30, 2023. Accordingly, this report is not suitable for any other purpose.

ABIP, PC

San Antonio, Texas
May 14, 2024



City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action Item: 15C
From	Staff Contact(s)
Susana Huerta, Assistant Planning Director	Susana Huerta, Kelsee Jordan Lee,

ITEM SUMMARY:

Project Name:	The Quarters (Trophy Oak)
Owner/Applicant:	Cibolo Valley Apartments, LP
Representative:	Alyson Meyer, NRP Group
Contractor:	NRP Group
Council District	2
Vested Rights	N/A
Proposed Use:	Multi-Family
Plat Recordation	06/21/2019
Acres	17.781 acres



FINDINGS/CURRENT ACTIVITY:

A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Quarters (Trophy Oak) development.

The following units have been recorded:

Unit	Lots	Recordation Date
	One (1) Multi-Family Lot; Four (4) Green Belt Lots	06/21/2019
Total lots recorded	Five (5)	06/21/2019

ACCEPTANCE OF PUBLIC IMPROVEMENTS - FINAL 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.

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

- I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for Final Acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

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

- II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC the

- ii. Upon the submission of a complete petition with all the required information and attachments specified in this OBC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final 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: Water Distribution System	3, 736 LF	\$305, 400
Sanitary Sewer	1, 583 LF	\$109, 600
Drainage	1, 074 LF	\$164, 000
Street	361 LF	\$173, 400
Other: Street Drainage	124 LF	
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		\$752, 400

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

In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

Attachments

[Final Acceptance Petition](#)

[Recorded Plat](#)

[City Engineer Letter Approval Letter](#)

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S),

FOR: (Name/Section of Development).

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petition for:

The Quarters _____ Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Cibolo Valley Apartments LP (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: Water distribution System cost \$305,400. Length = 3,736 Linear Feet.
Sanitary Sewer: Sanitary Sewer cost \$109,600. Length - 1,583 Linear Feet.
Drainage: Drainage System cost \$164,000. Length - 1,074 Linear Feet.
Street: Street and Drainage Improvements cost \$173,400. Length - Street 361 Linear Feet,
Other: Street Drainage 124 Linear Feet.

WHEREAS, the owner has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

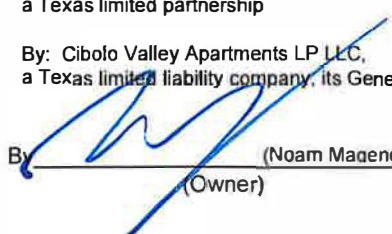
WHEREAS, the owner has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

2-19-24
(Date)

Cibolo Valley Apartments LP,
a Texas limited partnership

By: Cibolo Valley Apartments LP LLC,
a Texas limited liability company, its General Partner

By:  (Noam Magence, Secretary)
(Owner)

Original - City
Duplicate - Owner
Triplicate - City

Attorney in Fact

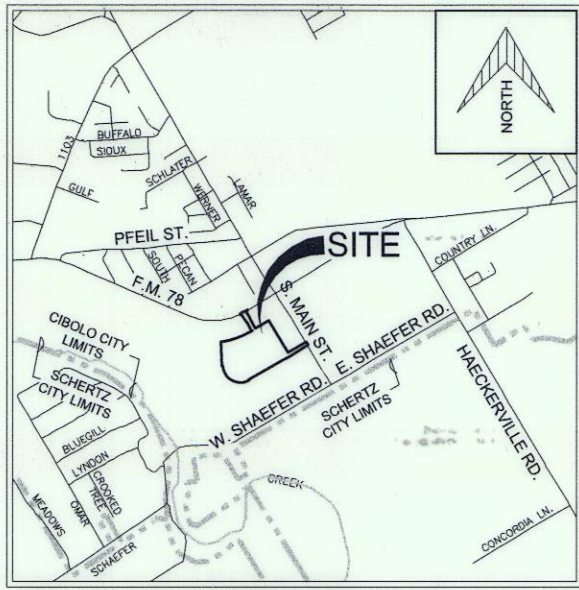
APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20____.

CITY OF CIBOLA

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
NOT TO SCALE

LEGEND:

- ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CATV. --- CABLE TELEVISION
ESMT. --- EASEMENT
U.E. --- UTILITY EASEMENT
R.O.W. --- RIGHT-OF-WAY
VOL. --- VOLUME
PG. --- PAGE
MPR --- MAP PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR --- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
C --- CENTERLINE
- 17 PRIVATE DRAINAGE ESMT.
VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS ESMT.
16 UTILITY ESMT.
17 UTILITY ESMT.
26 UTILITY ESMT.
30 UTILITY ESMT.
17 DRAINAGE ESMT.
12 UTILITY ESMT.
29 UTILITY ESMT.
18 UTILITY ESMT.
50 TEMPORARY PRIVATE DRAINAGE ESMT.
(DRAINAGE EASEMENT MAY BE ADJUSTED WITH THE REPLAT & THE APPROVAL OF THE CITY OF CIBOLO FOR THE ULTIMATE DRAINAGE DESIGN.)
16 DRAINAGE ESMT.
LOT 901-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESMT. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
LOT 902-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESMT. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
LOT 903-VARIABLE WIDTH OPEN SPACE, PEDESTRIAN, TRAIL, INGRESS/EGRESS AND DRAINAGE ESMT. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (1.183 ACRES)
LOT 904-LANDSCAPING AND SIGN ESMT. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.018 ACRES)
1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
--- 695 --- CONTOURS

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 PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF June, 2019.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF June, 2019.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

GENERAL NOTES:

- THE QUARTERS SUBDIVISION IS LOCATED WITHIN ZONE X (UNSHADED) AS DEFINED BY PUBLIC INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY- PANEL NUMBER 48197C0230F MAP REVISED NOVEMBER 02, 2007.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - CITY OF CIBOLO
SEWER - CITY OF CIBOLO
ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- THE QUARTERS SUBDIVISION IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- 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.
- SUBJECT PROPERTY ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORD. 1123.
- ANY HERITAGE OR PROTECTED TREE TO BE REMOVED WITHIN THIS UNIT SHALL BE MITIGATED PER STANDARDS OF THE CURRENT CITY OF CIBOLO UNIFIED DEVELOPMENT CODE, AS AMENDED.
- ALL PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE/BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- APPROXIMATELY 325 LINEAR FEET OF ROAD IS PROVIDED WITH THIS PLAT.
- PARKLAND FEE PER UDC ARTICLE 16 WILL BE PAID AT TIME OF BUILDING PERMIT. PUBLIC IMPROVEMENTS AGREEMENT FOR RED RIVER SUBDIVISION, EXECUTED ON MARCH 30, 2017, GRANTS A PARKLAND IMPACT FEE CREDIT OF \$156,000.

Line Table		
Line #	Bearing	Length
L1	N 09°25'31" W	50.00'
L2	N 30°33'07" W	88.98'
L3	N 34°24'16" W	100.28'
L4	N 30°05'37" W	61.27'
L5	N 74°36'53" W	35.65'
L6	N 59°25'12" E	94.95'
L7	S 14°39'48" W	35.50'
L8	S 30°05'37" E	61.72'
L9	S 27°32'25" E	100.10'
L10	S 30°33'07" E	105.32'
L11	N 59°25'12" E	30.00'
L12	S 30°33'07" E	17.00'
L13	N 59°28'52" E	118.78'
L14	S 34°03'15" E	15.03'
L15	S 30°45'58" E	15.00'
L16	S 30°30'45" E	103.26'
L17	N 59°25'12" E	19.43'
L18	S 30°34'48" E	17.00'
L19	S 59°25'12" W	19.45'
L20	S 30°30'45" E	39.42'
L21	S 59°29'15" W	16.00'
L22	N 30°45'58" W	7.00'
L23	N 59°14'02" E	60.26'
L24	S 30°45'58" E	57.00'
L25	S 04°19'01" E	388.61'
L26	S 00°55'20" W	9.97'
L27	N 59°43'30" E	670.87'
L28	N 73°25'12" E	35.56'
L29	N 59°14'02" E	396.55'
L30	S 74°36'53" E	14.26'
L31	S 30°05'37" E	50.72'
L32	S 34°24'16" E	100.24'
L33	S 30°33'07" E	139.32'
L34	S 59°25'57" W	10.00'
L35	S 14°39'48" W	14.20'
L36	S 30°05'37" E	51.42'
L37	S 27°32'25" E	100.14'
L38	S 30°33'07" E	138.59'
L39	N 59°25'12" E	10.00'
L40	S 30°05'37" E	57.00'
L41	S 59°54'23" W	14.00'

Line Table		
Line #	Bearing	Length
L42	N 30°05'37" W	57.00'
L43	N 59°54'23" E	14.00'
L44	N 22°05'47" E	28.06'
L45	N 57°49'59" E	20.96'
L46	N 35°43'30" E	5.97'
L47	N 04°21'05" W	394.00'
L48	N 13°31'05" W	113.44'
L49	N 76°28'55" E	17.00'
L50	S 13°31'05" E	114.80'
L51	S 04°21'05" E	108.12'
L52	N 85°38'55" E	301.23'
L53	N 73°25'12" E	92.86'
L54	N 16°34'48" W	156.66'
L55	N 73°25'12" E	100.29'
L56	N 14°28'57" E	58.24'
L57	N 59°26'05" E	41.86'
L58	S 14°28'57" W	67.28'
L59	S 73°25'12" W	93.33'
L60	S 16°34'48" E	156.66'
L61	S 73°25'12" W	110.57'
L62	S 85°38'55" W	302.95'
L63	S 04°21'05" E	261.13'
L64	N 35°43'30" E	39.70'
L65	N 62°30'00" E	475.75'
L66	N 73°25'12" E	289.72'
L67	N 16°10'03" W	136.35'
L68	N 30°34'48" W	10.43'
L69	N 59°25'12" E	205.63'
L70	S 59°25'12" W	189.77'
L71	S 16°10'03" E	150.81'
L72	S 73°25'12" W	304.97'
L73	S 62°30'00" W	470.08'
L74	S 35°43'30" W	88.54'
L75	S 32°10'01" E	16.13'
L76	S 52°29'35" W	25.37'
L77	S 14°28'57" W	4.88'
L78	S 75°31'03" E	16.00'
L79	N 14°28'57" E	4.88'
L80	N 30°34'48" W	549.15'
L81	S 59°25'12" W	34.90'
L82	N 59°25'12" E	47.90'

Line Table		
Line #	Bearing	Length
L83	N 30°34'48" W	85.43'
L84	S 59°14'02" W	372.43'
L85	N 59°14'02" E	388.48'
L86	S 30°34'48" E	88.48'
L87	S 16°32'37" E	12.37'
L88	S 30°34'48" E	427.09'
L89	S 75°34'48" E	20.71'
L90	N 59°25'12" E	32.25'
L91	N 30°34'48" W	5.00'
L92	N 59°25'12" E	5.00'
L93	S 30°34'48" E	5.00'
L94	N 59°25'12" E	330.27'
L95	N 16°34'48" W	31.28'
L96	N 61°35'10" W	14.14'
L97	N 16°34'48" W	281.48'
L98	N 54°14'39" W	21.07'
L99	S 35°45'21" W	7.00'
L100	N 54°14'39" W	11.00'
L101	N 35°45'21" E	7.00'
L102	N 54°14'39" W	17.92'
L103	S 73°25'12" W	414.86'
L104	S 59°25'12" W	13.95'
L105	S 30°34'48" E	20.00'
L106	S 59°25'12" W	14.00'
L107	N 59°25'12" E	28.51'
L108	N 73°25'12" E	427.41'
L109	N 35°43'30" E	3.41'
L110	N 54°16'30" W	5.00'
L111	N 35°43'30" E	5.00'
L112	S 54°16'30" E	5.00'
L113	N 35°43'30" E	170.00'
L114	N 54°16'30" W	5.00'
L115	N 35°43'30" E	5.00'
L116	S 54°16'30" E	5.00'
L117	N 35°43'30" E	104.71'
L118	S 54°16'30" E	12.00'
L119	N 35°43'30" E	98.82'
L120	N 73°05'09" E	119.41'
L121	S 73°05'09" W	137.15'
L122	S 35°43'30" W	93.41'
L123	S 54°16'30" E	192.96'

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS. THE UNPLATTED REMAINDERS WILL HAVE ACCESS TO BROAD OAK DR.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.

GVEC NOTES:

- GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	524.78'	1390.12'	21°37'47"	265.55'	N 70°05'31" E	521.67'
C2	47.05'	1220.92'	2°12'29"	23.53'	N 60°34'54" E	47.05'
C3	583.84'	288.00'	116°09'07"	462.26'	N 62°23'34" W	488.88'
C4	172.44'	256.00'	38°35'38"	89.63'	S 23°36'50" E	169.20'
C5	348.82'	263.00'	75°59'30"	205.45'	S 82°28'23" E	323.81'
C6	86.31'	54.00'	91°34'46"	55.51'	N 21°12'30" W	77.41'
C7	17.33'	25.00'	39°42'25"	9.03'	N 04°43'40" E	16.98'
C8	17.23'	25.00'	39°28'54"	8.97'	S 66°13'48" E	16.89'
C9	171.47'	54.00'	181°56'02"	3199.62'	S 04°59'45" W	107.98'
C10	159.70'	28.00'	326°47'49"	8.35'	N 75°31'03" W	16.00'
C11	543.22'	1440.12'	21°36'44"	274.88'	N 70°05'21" E	540.00'

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.

HM CIBOLO 151 GP
OWNER: FOR LOTS 901 & 902
HM CIBOLO 151 LP
PO BOX 5489
KATY TX, 77491

BY:

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK HARPER 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 11th DAY OF JUNE, 2019.

NOTARY PUBLIC
STATE OF TEXAS

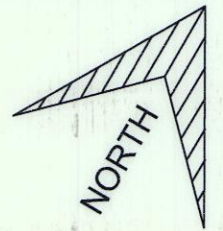
JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0



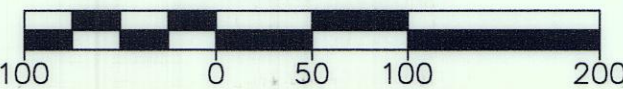
(1 MULTI-FAMILY LOT AND 4
GREEN BELT LOTS IN 1 BLOCK)

A FINAL
SUBDIVISION PLAT OF
THE QUARTERS

BEING A 17.781 ACRE TRACT OF LAND SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRACKEN SURVEY No. 65, ABSTRACT No. 57, AND BEING OUT OF A CALLED 146.52 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 3135, PAGE 980, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/29/2019

JOB NO.: 31743/CIBOLO

STATE OF OHIO §
COUNTY OF CUYAHOGA §

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: FOR LOTS 1, 903 & 904
CIBOLO VALLEY APARTMENTS LP, A TEXAS LIMITED PARTNERSHIP

BY: CIBOLO VALLEY APARTMENTS GP LLC, A TEXAS
LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:
NAME: NOAM MAGENCE
TITLE: SECRETARY
STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOAM MAGENCE 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 6th DAY OF JUNE, 2019.

NOTARY PUBLIC
STATE OF OHIO



DAY OF
AMBER KINZEL
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 11, 2022

APPROVED ON THIS 12th DAY OF June, 2019,
BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF THE QUARTERS 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 12th DAY OF June, 2019.

BY: [Signature] CHAIR

BY: [Signature] VICE CHAIR

THIS PLAT OF THE QUARTERS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

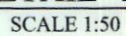
DATED THIS 17th DAY OF June, 2019.

BY: [Signature] for MAYOR

BY: [Signature] CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I, Teresa Kil, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF June, A.D., 2019 AT 10:34 AM, AND DULY RECORDED THE 21 DAY OF June, A.D.,



SHEET 2 OF 2

September 12, 2023

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:



Re: Trophy Oak - Final Acceptance

Mrs. Lee;

On August 16, 2023, I conducted a site visit for Trophy Oak. 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 Final 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department



Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action Item: 15D
From	Staff Contact(s)
Kelsee Jordan Lee, Planning & Economic Development Director	Susana Huerta,

ITEM SUMMARY:

Project Name:	Magnolia Pancake Haus
Owner/Applicant:	Babcock Road 165, LTD
Representative:	Westwood
Contractor:	Westwood
Council District	1
Vested Rights	N/A
Proposed Use:	Commercial
Plat Recordation	01/24/2020
Acres	30.851 acres



FINDINGS/CURRENT ACTIVITY:

A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Magnolia Pancake Haus development.

The following units have been recorded:

Unit	Lots	Recordation Date
	9 Commercial Lots; 3 Open Space	01/24/2020
Total lots recorded	12	01/24/2020

ACCEPTANCE OF PUBLIC IMPROVEMENTS - FINAL 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.

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

- I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

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

- II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final

acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final 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:	918 LF	\$124, 360.75
Sanitary Sewer	410 LF	\$56, 857.50
Drainage	N/A	
Street		
Other: Street Drainage		
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		\$181, 218.25

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 Final Acceptance instrument, the applicant shall submit the following:
- ■ Completed Part II Developer Petition for Final Acceptance of Public Improvements
 - Executed Warranty Bond
 - Copy of recorded Final Plat
 - As-Built Plans
 - A 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 to the applicant's request for Final Acceptance.

Attachments

[Final Acceptance Petition](#)

[Recorded Plat](#)

[City Engineer Approval Letter](#)

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
MAGNOLIA PANCAKE HAUS

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petitions for:

Magnolia Pancake Haus at Cibolo Crossing Commercial Phase II Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Babcock Road 165, LTD (Developer) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water:	<u>918 LF</u>	<u>\$124,360.75</u>
Sanitary Sewer:	<u>410 LF</u>	<u>\$56,857.50</u>
Drainage:	<u>N/A</u>	
Street:	<u>N/A</u>	
Other:	<u>N/A</u>	

WHEREAS, the developer has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the developer has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Developer be relieved of any further obligation to maintain or cause to maintain such improvements.

Babcock Road 165, Ltd.,
A Texas Limited Partnership

11/1/2023
(Date)

By: Fasken Management, LLC
Texas Limited Liability Company
Its sole General Partner

By: Charles F. Hedges, Jr.
Charles F. Hedges, Jr.,
Senior Vice President

Original - City
Duplicate - Developer
Triplicate - City

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20____.

CITY OF CIBOLA

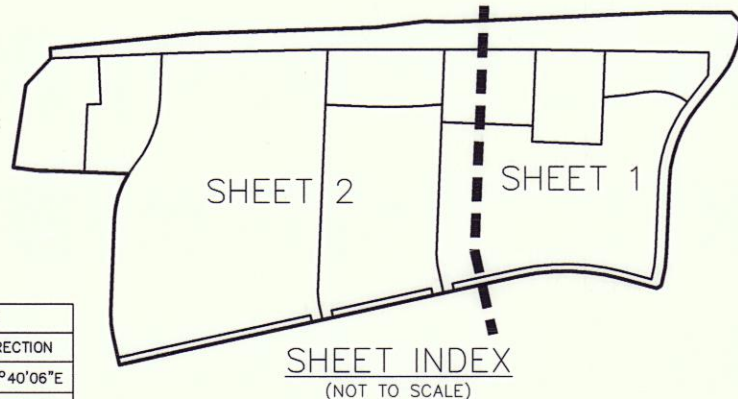
BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
(NOT TO SCALE)



SHEET INDEX
(NOT TO SCALE)

LINE	LENGTH	DIRECTION
L1	35.12'	N89°40'06"E
L2	117.60'	S7°37'23"E
L3	196.94'	S43°29'24"E
L4	8.84'	S30°36'36"E
L5	14.14'	S14°23'24"W
L6	101.56'	S59°23'24"W
L7	61.56'	S51°07'43"W
L8	136.89'	N37°00'38"E
L9	70.69'	N46°26'54"E
L10	92.91'	N41°40'01"E
L11	181.59'	N44°18'51"E
L12	25.00'	N45°12'14"E
L13	29.23'	N80°34'17"W
L14	62.40'	N44°01'33"W
L15	91.69'	N7°37'23"W
L16	196.94'	N43°29'24"W
L17	81.56'	S59°23'24"E
L18	79.61'	S58°10'54"W
L19	47.14'	S58°10'54"W
L20	100.39'	N2°26'17"W
L21	20.00'	S58°10'54"W
L22	20.00'	S58°10'54"W
L23	20.00'	S58°10'54"W
L24	20.00'	S58°10'54"W
L25	82.76'	S58°28'37"W
L26	28.05'	N48°03'06"W
L27	37.53'	N41°47'48"E
L28	46.36'	N43°29'24"W
L29	44.15'	N43°29'24"W
L30	55.48'	N43°29'23"W
L31	56.82'	N43°29'23"W
L32	84.47'	N43°29'24"W
L33	87.79'	N43°29'24"W
L34	30.00'	N82°22'37"E
L35	30.05'	N82°22'37"E

STATE OF TEXAS §
COUNTY OF BEXAR §

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.

SWORN TO & SUBSCRIBED BEFORE ME THIS 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

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.

SWORN TO & SUBSCRIBED BEFORE ME THIS 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- VARIABLE WIDTH
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- DRAINAGE
- SANITARY SEWER
- NOT TO SCALE
- RADIUS
- CENTERLINE
- EASEMENT
- DEED RECORDS
- OFFICIAL RECORDS
- PLAT RECORDS
- VOLUME
- PAGE
- RIGHT OF WAY
- SET IRON ROD
- FOUND MONUMENT
- CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
- CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
- CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
- INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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.

NOTICE: 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.

NOTICE: 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.

NOTICE: 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.

NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTES:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE, IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
- BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
- COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 1376988.91, E 220146.12

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
 - WATER - CITY OF CIBOLO
 - ELECTRICITY - CPS ENERGY
- NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 4818700210, EFFECTIVE DATE OF 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 HEREIN.
- 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.
- NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 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.
- LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS, TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
- HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

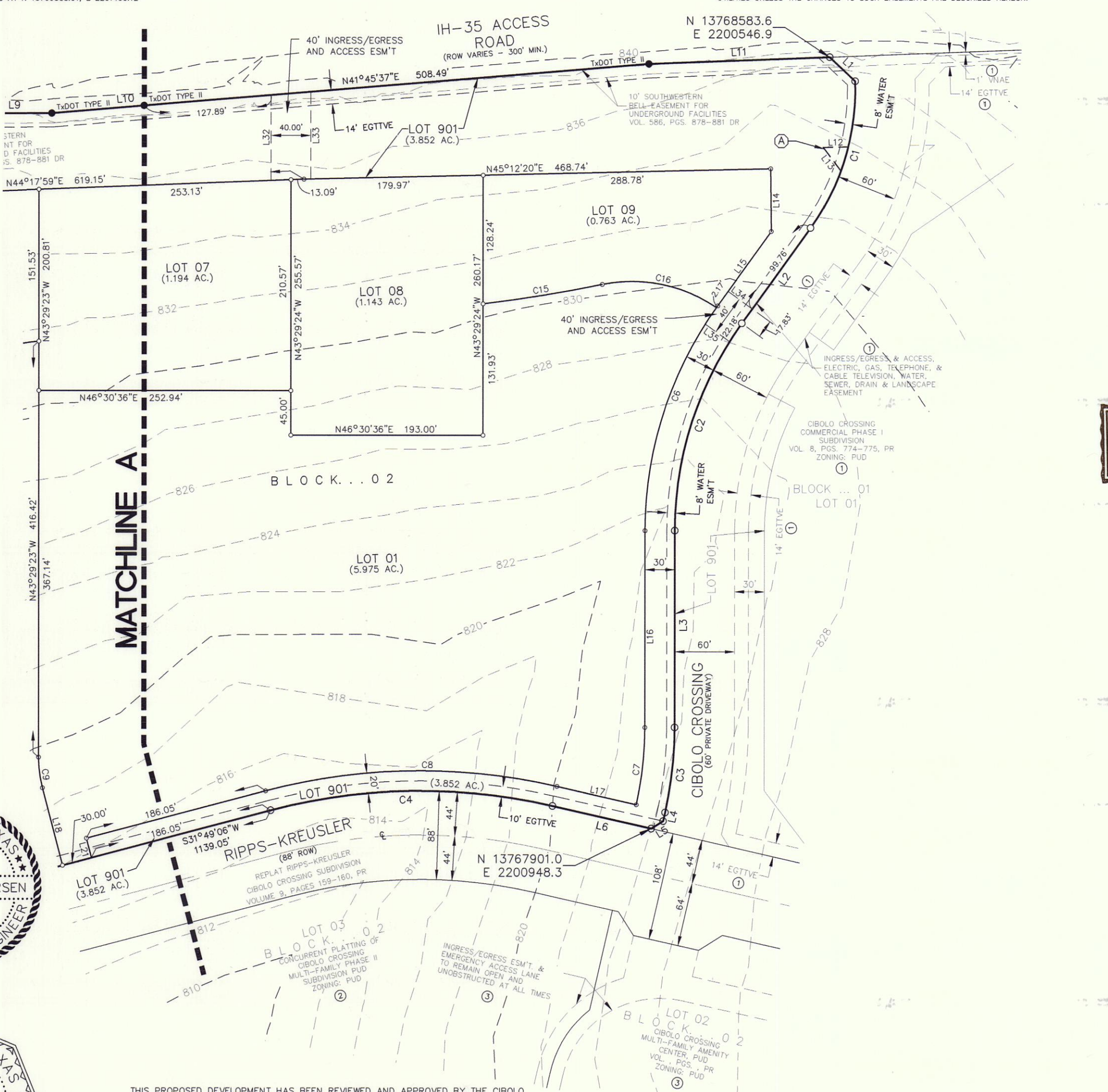
ACCESS TO ADJOINING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENDOURCH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1.898.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.




CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)-IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



LOCATION MAP
(NOT TO SCALE)

LEGEND:

900	EXISTING CONTOUR
	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN	DRAINAGE
SAN SEW	SANITARY SEWER
N.T.S.	NOT TO SCALE
R	RADIUS
€	CENTERLINE
ESM'T	EASEMENT
DR	DEED RECORDS
OR	OFFICIAL RECORDS
PR	PLAT RECORDS
VOL.	VOLUME
PAGE	PAGE
ROW	RIGHT OF WAY
	SET IRON ROD
	FOUND MONUMENT
①	CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
②	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
③	CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
Ⓐ	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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.

NOTICE: 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.

NOTICE: 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."

NOTICE: 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.

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

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES OR OBSTRUCTIONS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE SHALL BE THE RESPONSIBILITY OF THE FIRE DEPARTMENT. THE UNDERSIGNED SHALL MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND EASEMENTS TO BE KEPT FREE AND UNOBSTRUCTED AT ALL TIMES FOR THE FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
3. COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 13769588.91, E 2201460.12

NOTES:

1. THE PROPERTY SHOWN HEREIN LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 AND #1255.
2. THE PROPERTY SHOWN HEREIN IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREIN IS LOCATED INSIDE SCHERTZ-COBLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREIN WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
- WATER – CITY OF CIBOLO 1819702019; EFFECTIVE DATE OF NOVEMBER 12, 2007.
- SEWER – CITY OF CIBOLO
- ELECTRICITY – OPS ENERGY
5. NO PORTION OF THE PROPERTY SHOWN HEREIN IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY TEXAS COMMUNITY FIRM NUMBER 13030C0019F, EFFECTIVE DATE OF NOVEMBER 12, 2007.
6. THIS PLAN 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 REQUIRED HEREIN.
7. 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.
8. CONSTRUCTION, MAINTENANCE, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREIN.
9. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS AND TO COMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
10. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
11. 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 BASED. THE PROPERTY OWNER, ACCORDING TO THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
12. LOT 901, 902 AND 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE CITY OF CIBOLO PROPERTY OWNER ASSOCIATION (POA).
13. HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TREE SITE DEVELOPMENT MEETING.
14. THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

ACCESS TO ADJOINING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING
PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TYDOT NOTES:

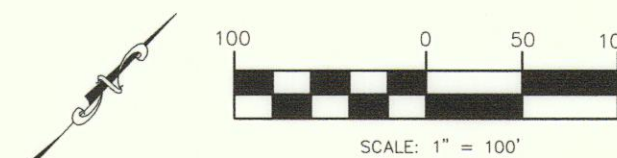
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FINAL PLAT ESTABLISHING
1 BLOCK WITH 9 COMMERCIAL LOTS
AND 3 OPEN SPACE LOTS
**CIBOLO CROSSING
COMMERCIAL PHASE II
SUBDIVISION**

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.



Westwood

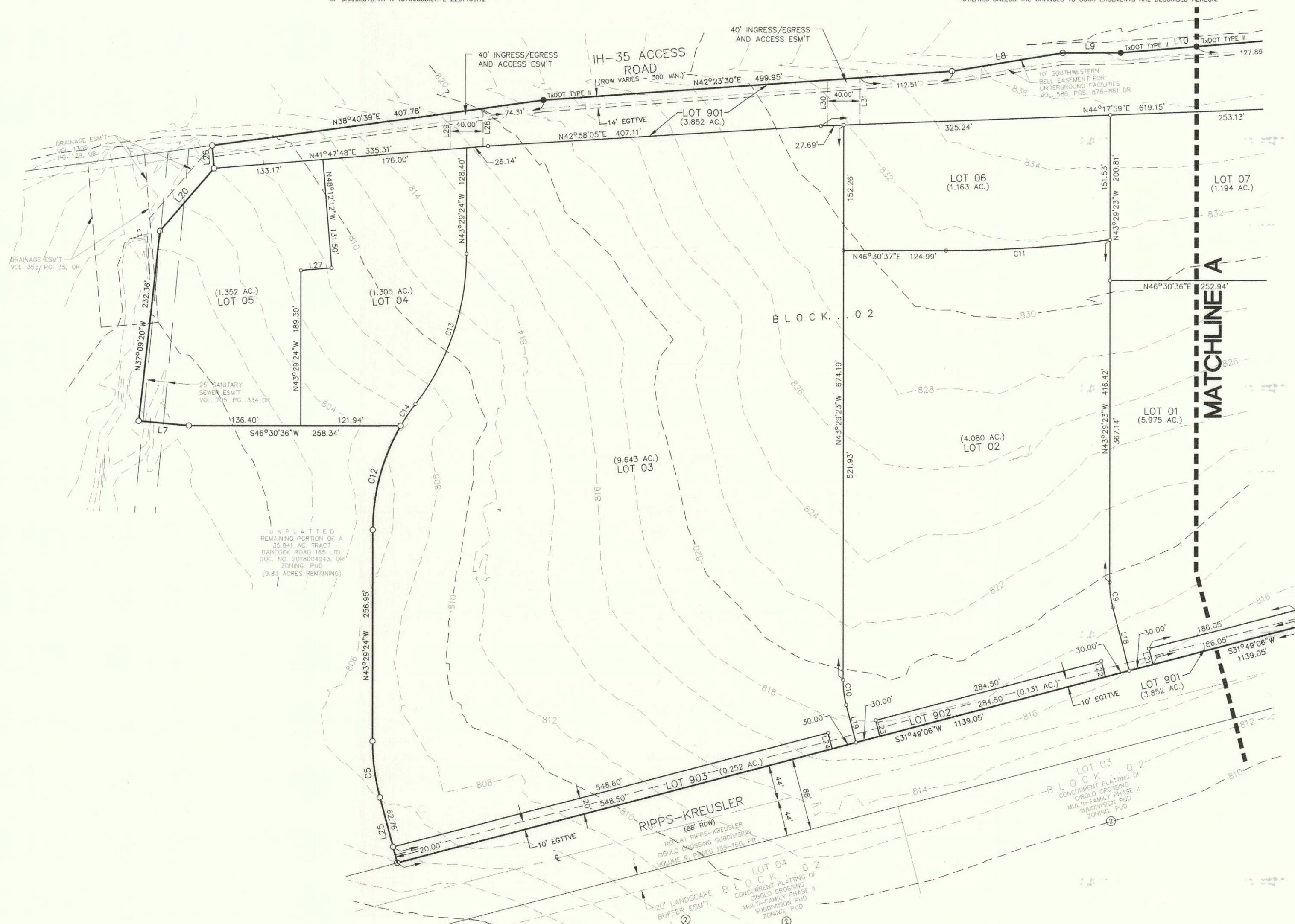
COURSEN-KOEHLER

a division of **Westwood**

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Tel: 210.265.8300 • Fax: 210.855.5530
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

JOB NO: 0013119.10 DATE: 01/08/2020



May 3, 2024

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:



Re: Magnolia Pancake Haus – Final Acceptance

Mrs. Lee;

On May 3, 2024, I conducted a site visit for Magnolia Pancake Haus . 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 Final 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department



City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action regarding the Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action Item: 15E
From	Staff Contact(s)
Kelsee Jordan Lee, Planning & Economic Development Director	Susana Huerta, Kelsee Jordan Lee,

ITEM SUMMARY:

Project Name:	Living Spaces
Owner/Applicant:	Babcock Road 165, LTD
Representative:	Westwood
Contractor:	Westwood
Council District	1
Vested Rights	N/A
Proposed Use:	Commercial
Plat Recordation	01/24/2020
Acres	30.851 acres



FINDINGS/CURRENT ACTIVITY:

A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Living Spaces development.

The following units have been recorded:

Unit	Lots	Recordation Date
	Nine (9) Commercial Lots; Three (3) Open Space	01/24/2020
Total lots recorded	12	01/24/2020

ACCEPTANCE OF PUBLIC IMPROVEMENTS - FINAL 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.

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

- I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

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

- II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has

corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final 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:	804 LF	\$81, 202.50
Sanitary Sewer	2, 176 LF	\$338, 772.00
Drainage	N/A	
Street		
Other: Street Drainage		
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		\$419, 974.50

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 Final Acceptance instrument, the applicant shall submit the following:
- Completed Part II Developer Petition for Final Acceptance of Public Improvements
 - Executed Warranty Bond
 - Copy of recorded Final Plat
 - As-Built Plans
 - A 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 to the applicant's request for Final Acceptance.

Attachments

[Final Acceptance Petition](#)

[Recorded Plat](#)

[City Engineer Approval Letter](#)

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR: LIVING SPACES – CIBOLO CROSSING

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petitions for:

Living Spaces at Cibolo Crossing Commercial Phase II Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Babcock Road 165, LTD (Developer) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water:	<u>804 LF</u>	<u>\$81,202.50</u>
Sanitary Sewer:	<u>2,176 LF</u>	<u>\$338,772.00</u>
Drainage:	<u>N/A</u>	
Street:	<u>N/A</u>	
Other:	<u>N/A</u>	

WHEREAS, the developer has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the developer has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Developer be relieved of any further obligation to maintain or cause to maintain such improvements.

Babcock Road 165, Ltd.,
A Texas Limited Partnership

11/1/2023

(Date)

By: Fasken Management, LLC
Texas Limited Liability Company
Its sole General Partner

By: Charles F. Hedges, Jr.
Charles F. Hedges, Jr.,
Senior Vice President

Original - City
Duplicate - Developer
Triplicate - City

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20____.

CITY OF CIBOLA

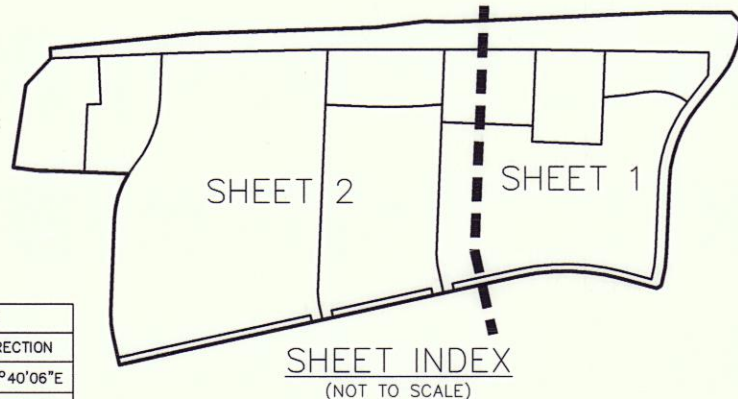
BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
(NOT TO SCALE)



SHEET INDEX
(NOT TO SCALE)

LINE	LENGTH	DIRECTION
L1	35.12'	N89°40'06"E
L2	117.60'	S7°37'23"E
L3	196.94'	S43°29'24"E
L4	8.84'	S30°36'36"E
L5	14.14'	S14°23'24"W
L6	101.56'	S59°23'24"W
L7	61.56'	S51°07'43"W
L8	136.89'	N37°00'38"E
L9	70.69'	N46°26'54"E
L10	92.91'	N41°40'01"E
L11	181.59'	N44°18'51"E
L12	25.00'	N45°12'14"E
L13	29.23'	N80°34'17"W
L14	62.40'	N44°01'33"W
L15	91.69'	N7°37'23"W
L16	196.94'	N43°29'24"W
L17	81.56'	S59°23'24"E
L18	79.61'	S58°10'54"W
L19	47.14'	S58°10'54"W
L20	100.39'	N2°26'17"W
L21	20.00'	S58°10'54"W
L22	20.00'	S58°10'54"W
L23	20.00'	S58°10'54"W
L24	20.00'	S58°10'54"W
L25	82.76'	S58°28'37"W
L26	28.05'	N48°03'06"W
L27	37.53'	N41°47'48"E
L28	46.36'	N43°29'24"W
L29	44.15'	N43°29'24"W
L30	55.48'	N43°29'23"W
L31	56.82'	N43°29'23"W
L32	84.47'	N43°29'24"W
L33	87.79'	N43°29'24"W
L34	30.00'	N82°22'37"E
L35	30.05'	N82°22'37"E

STATE OF TEXAS §
COUNTY OF BEXAR §

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.

SWORN TO & SUBSCRIBED BEFORE ME THIS 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

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.

SWORN TO & SUBSCRIBED BEFORE ME THIS 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- VARIABLE WIDTH
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- DRAINAGE
- SANITARY SEWER
- NOT TO SCALE
- RADIUS
- CENTERLINE
- EASEMENT
- DEED RECORDS
- OFFICIAL RECORDS
- PLAT RECORDS
- VOLUME
- PAGE
- RIGHT OF WAY
- SET IRON ROD
- FOUND MONUMENT
- CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
- CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
- CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
- INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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.

NOTICE: 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.

NOTICE: 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.

NOTICE: 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 PROFESSIONAL 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.

NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTES:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE, IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
- BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
- COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 1376988.91, E 220146.12

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
 - WATER - CITY OF CIBOLO
 - ELECTRICITY - CPS ENERGY
- NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 4818700210, EFFECTIVE DATE OF 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 HEREIN.
- 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.
- NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 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.
- LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS, TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
- HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

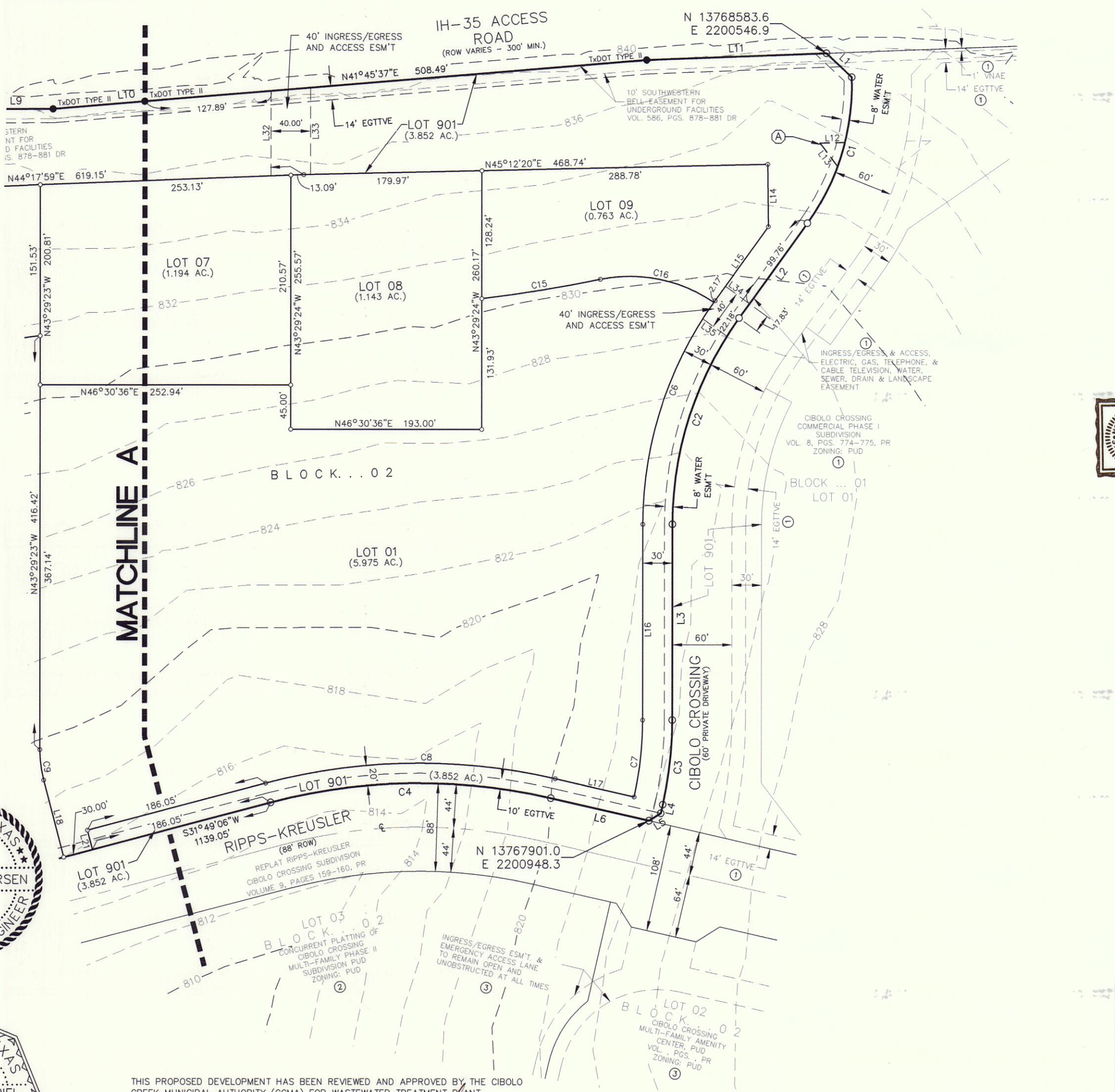
ACCESS TO ADJOINING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENDOURAGE BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1.898.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

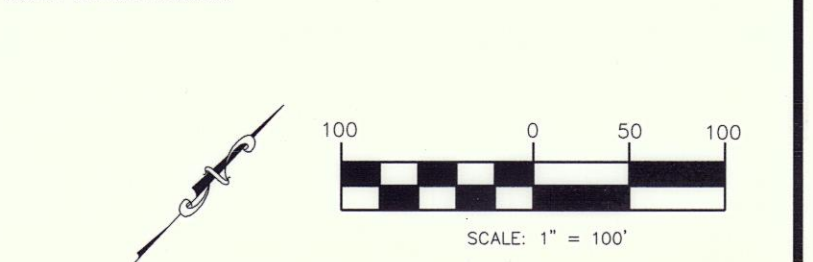
CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)-IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



FINAL PLAT ESTABLISHING 1 BLOCK WITH 9 COMMERCIAL LOTS AND 3 OPEN SPACE LOTS **CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION**

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 289, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.



Westwood **COURSEN-KOEHLER** a division of **Westwood**

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Tel: 210.265.8300 • Fax: 210.855.5530
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064
www.westwoodps.com
JOB NO: 0013119.10 DATE: 01/08/2020

STATE OF TEXAS §
COUNTY OF MIDLAND §

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/APPLICANT: BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP
6101 HOLIDAY HILL RD.
MIDLAND, TEXAS 79707

BY: FASKEN MANAGEMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

Charles F. Hedges Jr.
SENIOR VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF MIDLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES JR., SENIOR VICE-PRESIDENT OF FASKEN MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, A PARTNER OF BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN BY ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 9th DAY OF January, 2020

Ashley Valadez
NOTARY PUBLIC, State of Texas
Comm. Expires 03-20-2023
Notary ID 130161732

STATE OF TEXAS §
COUNTY OF GUADALUPE §

APPROVED ON THIS 22 DAY OF Jan, 2020, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: **Randy F. Kei, Jr.**
CITY ENGINEER

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 24 DAY OF January, A.D., 2020

BY: **Randy F. Kei, Jr.**
MAYOR

BY: **Randy F. Kei, Jr.**
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, 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 31 DAY OF Jan, A.D., 2020

BY: **Randy F. Kei, Jr.**
CHAIR

BY: **Randy F. Kei, Jr.**
VICE CHAIR

Vol. 9 Pg. 217-218

202099001957

I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 01/24/2020 02:21:02 PM PAGES: 5 LINDA TERESA KIEL, COUNTY CLERK

Linda Teresa Kiel

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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LEGEND:	EXISTING CONTOUR
---	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT DRAINAGE
DRN	DRAINAGE
SAN SEW	SANITARY SEWER
N.T.S.	NOT TO SCALE
R	RADIUS
€	CENTERLINE
ESM'T	EASEMENT
DR	DEED RECORDS
OR	OFFICIAL RECORDS
PR	PLAT RECORDS
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
○	SET IRON ROD
●	FOUND MONUMENT
①	CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
②	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
③	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
A	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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.

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NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DUTY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
- BEARING BASE IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
- COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 137°59'58.91", E 2201460.12

NOTES:

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- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - CITY OF CIBOLO
SEWER - CITY OF CIBOLO
ELECTRICITY - CPS ENERGY
- NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0210F, EFFECTIVE DATE OF 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 HEREIN.
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- NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
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- ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 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.
- LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
- HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

ACCESS TO ADJOINING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRONCH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG IH-35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1,898'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)-IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.



Westwood COURSEN-KOEHLER

a division of Westwood

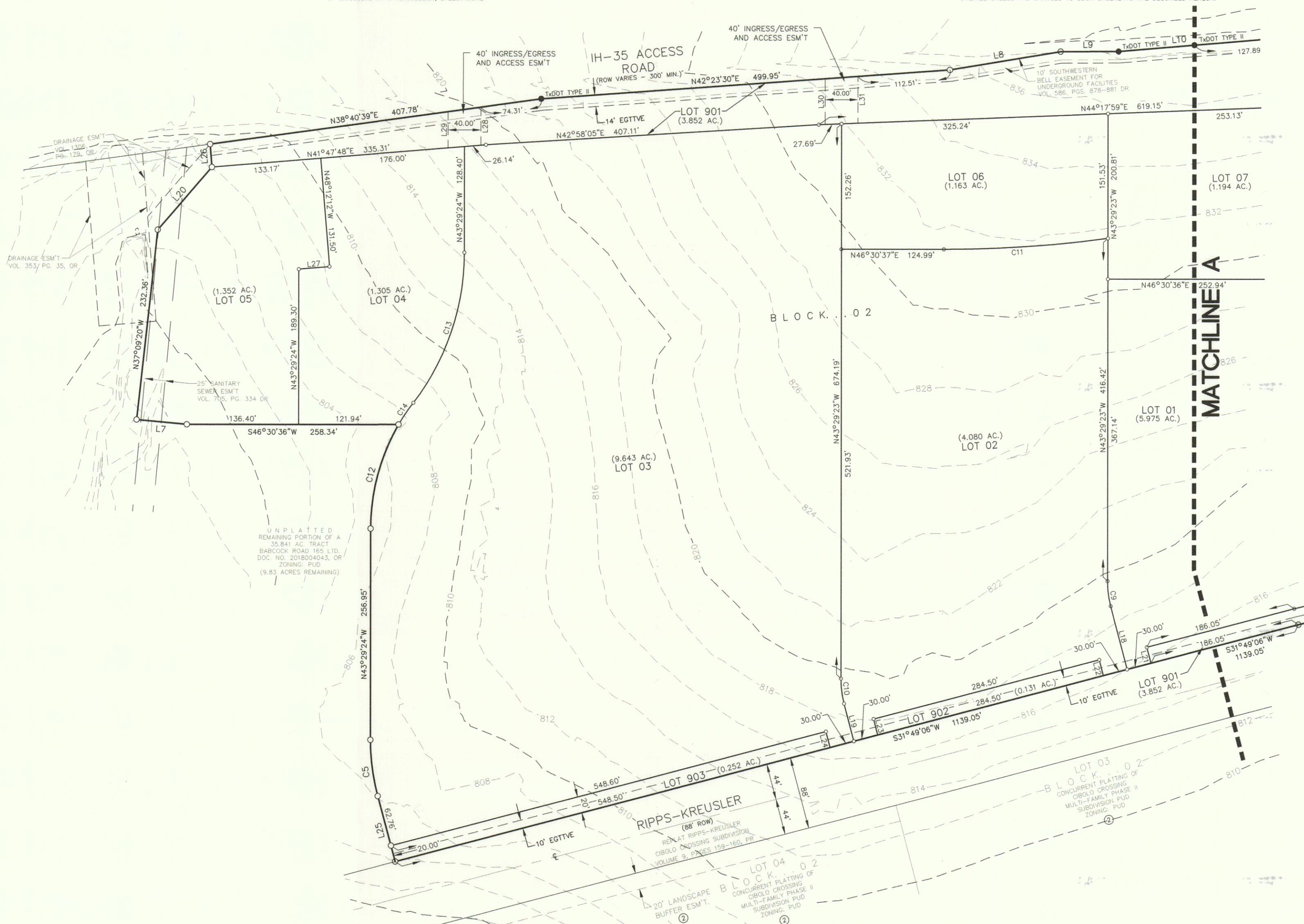
1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Tel: 210.265.8300 • Fax: 210.855.5530

TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

www.westwoodps.com

JOB NO: 0013119.10 DATE: 01/08/2020



May 3, 2024

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:



Re: Living Spaces – Final Acceptance

Mrs. Lee;

On May 3, 2024, I conducted a site visit for Living Spaces. 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 Final 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department



City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on City of Cibolo's payment in FY25 for the bonds issued for the CCMA Southern Plant as required in the Southern Plant Wastewater Services and Funding Agreement. (Mr. Reed)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action	Item: 15F
From		
Wayne Reed, City Manager		

PRIOR CITY COUNCIL ACTION:

- August 26, 2014..... CCMA, the City of Schertz, and the City of Cibolo entered into new wastewater treatment plant that was to be designed and constructed within the southern portion of CCMA's regional wastewater system (the "Southern Plant"), to meet the current and future wastewater treatment needs of Cibolo and Schertz, and potentially other customers (see Att. 3);
- October 23, 2018..... First Amendment to the Southern Plant Wastewater Services Funding Agreement was effective on October 23, 2018, which amended the Agreement to recognize the issuance of the 2018 Bonds and to amend Section 4(b) to reflect the payment obligations of the Schertz and Cibolo concerning the 2018 Bonds, amends Exhibit B concerning increased costs of the Southern Plant, and adds a new Exhibit D to document the increase in debt service requirements on the 2018 Bonds by the Cities of Schertz and Cibolo (See Att. 4);
- August 1, 2023..... City of Schertz approved a resolution for the 2nd amendment and provided the City Manager authority to execute the amendment;
- August 10, 2023..... CCMA board approved the 2nd Amendment to the Agreement, authorizing the General Manager to execute the amendment; and
- August 22, 2023..... Cibolo City Council approved the 2nd Amendment to the Agreement, authorizing the City Manager to execute the Amendment.
- November 14, 2023..... City Council approves the 3rd Amendment to the Agreement, authorizing the City Manager to execute the Amendment. Both Schertz and CCMA approve this amendment.
- January 23, 2024..... Cibolo City Council approves the Mediated Settlement Agreement between Green Valley Special Utility District (GVSUD) and the City of Cibolo Concerning the Certificate of Convenience and Necessity (CCN) Area between GVSUD and City of Cibolo. *This MSA has been fully executed.*
- February 13, 2024..... City Council approved a Resolution and a MOU that together represent the City of Cibolo's commitment to proceed with its obligation to utilize the CCMA Southern Plant and to make its financial contribution to the CCMA Southern Plant per the terms of the Southern Plant Wastewater Services and Funding Agreement ("Agreement"), while it continues complete the mediated settlement with GVSUD concerning the Certificate of Convenience and Necessity (CCN) area for wastewater service. *The MOU has been fully executed by CCMA, the City of Schertz, and the City of Cibolo.*
- April 23, 2024 City Council approves the Comprehensive Settlement Agreement between Green Valley Special Utility District (GVSUD) and the City of Cibolo Concerning the Certificate of Convenience and Necessity (CCN) Area between GVSUD and City of Cibolo. *This CSA has been fully executed on April 26, 2024.*

BACKGROUND:

The City of Cibolo is committed to fulfill its obligation to utilize the CCMA Southern Plant and to make its financial contribution to the CCMA Southern Plant per the terms of the Southern Plant Wastewater Services and Funding Agreement ("Agreement"). The City reaffirmed its commitment to pay this debt in February 2024 (see Previous Actions section).

The Southern Plant Wastewater Services and Funding Agreement ("Agreement") was originally executed on August 26, 2014, by

The Southern Plant Wastewater Services and Funding Agreement (Agreement) was originally executed on August 20, 2014, by the Cibolo Creek Municipal Authority ("CCMA"), the City of Schertz, Texas ("Schertz"), and the City of Cibolo, Texas ("Cibolo"). The Agreement provides and defines the obligations between Schertz and Cibolo concerning the repayment of the Southern Plant Bonds, the costs of issuance, the annual maintenance and operations costs at the Southern Plant, documenting and allocating the annual use of the capacity from the Southern Plant, the establishment of the framework for the possible expansion of the Southern Plant, and the ability to add prospective customers to benefit from the Southern Plant.

CCMA has completed the construction of the Southern Plant and, per the Southern Plant Payment Terms in Section 4 of the Agreement, Cibolo may connect to the Southern Plant under the following term:

- 4(a) Cibolo may connect to the Southern Plant at any time and Schertz agrees to subordinate a portion, not to exceed fifty percent (50%) of its right to the exclusive use of the Southern Plant, provided that (1) Cibolo pays CCMA and CCMA pays Schertz...; and (2) Cibolo pays a proportionate share of the operation and maintenance expenses to the Southern Plant, both budgeted and actual....

Further, Section 4(b) states payment arrangements for the Southern Plant Bonds shall be divided between Schertz and Cibolo such that Schertz is obligated to solely make those payments for the first ten years (Years 1 – 10) of the Agreement. Starting in 2025, the City of Schertz and the City of Cibolo will each contribute to the bond payments for next ten years (Years 11 – 20) , and the City of Cibolo becomes obligated to solely make those payments for the last ten years (Years 21 – 30) of the Southern Plant Bond payment schedule (see Attachment 1).

Section 4(c) states CCMA will share the payment schedule for each payment term. CCMA will be sending this information to the City in the coming months so that we have a specific schedule for payments in FY25.

The following is an abbreviated history of the Southern Plant Wastewater Services and Funding Agreement ("Agreement") between CCMA, Schertz and Cibolo and the related settlement between GVSUD and Cibolo concerning the Certificate of Convenience and Necessity (CCN) Area that will flow to the Southern Plant:

NEXT STEPS:

The City of Cibolo will include debt payments in the FY25 budget in the Utility Fund. The City of Cibolo's payment in FY25 is \$206,225 (see Attachment 1).

STAFF RECOMMENDATION:

N/A

Attachments

[Att 1 CCMA Southern Plant Final Debt Model Amend 2018-11.pdf](#)

[Att 2 - Cibolo vs. GVSUD CCN Map 2023-12-19.pdf](#)

Cibolo Creek Municipal Authority
Debt Model for Southern Wastewater Treatment Plant Project
November 7, 2018

Total Bond Payments			
Fiscal Year Ending 9/30	Contract Revenue Bonds Series 2014	Contract Revenue Bonds Series 2018*	Total Debt Service
2015	\$ 342,650		\$ 342,650
2016	411,150		411,150
2017	413,150		413,150
2018	410,250		410,250
2019	412,250	\$ 165,125	577,375
2020	414,150	302,850	717,000
2021	410,950	303,100	714,050
2022	412,750	303,100	715,850
2023	412,800	302,850	715,650
2024	412,700	302,350	715,050
2025	412,450	301,600	714,050
2026	410,250	300,600	710,850
2027	412,850	304,350	717,200
2028	410,050	302,600	712,650
2029	412,050	300,600	712,650
2030	413,650	303,350	717,000
2031	409,850	300,600	710,450
2032	410,850	302,600	713,450
2033	411,450	304,100	715,550
2034	411,650	300,100	711,750
2035	411,450	300,850	712,300
2036	413,200	301,100	714,300
2037	414,200	300,850	715,050
2038	409,450	305,100	714,550
2039	409,200	303,600	712,800
2040	413,200	304,000	717,200
2041	409,600	304,000	713,600
2042	410,600	303,600	714,200
2043	411,000	302,800	713,800
2044	410,800	301,600	712,400
Total	\$ 12,280,600	\$ 7,727,375	\$ 20,007,975

* Final True Interest Cost on the 2018 Bonds calculated to be 3.98%.

Payments - City of Schertz			
Fiscal Year Ending 9/30	Contract Revenue Bonds Series 2014	Contract Revenue Bonds Series 2018*	Total Debt Service
2015	\$ 342,650		\$ 342,650
2016	411,150		411,150
2017	413,150		413,150
2018	410,250		410,250
2019	412,250	\$ 165,125	577,375
2020	414,150	302,850	717,000
2021	410,950	303,100	714,050
2022	412,750	303,100	715,850
2023	412,800	302,850	715,650
2024	412,700	302,350	715,050
2025	206,225	301,600	507,825
2026	205,125	300,600	505,725
2027	206,425	304,350	510,775
2028	205,025	151,300	356,325
2029	206,025	150,300	356,325
2030	206,825	151,675	358,500
2031	204,925	150,300	355,225
2032	205,425	151,300	356,725
2033	205,725	152,050	357,775
2034	205,825	150,050	355,875
2035	-	150,425	150,425
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
2044	-	-	-
Total	\$ 6,110,350	\$ 3,793,325	\$ 9,903,675

* Final True Interest Cost on the 2018 Bonds calculated to be 3.98%.

Payments - City of Cibolo			
Fiscal Year Ending 9/30	Contract Revenue Bonds Series 2014	Contract Revenue Bonds Series 2018*	Total Debt Service
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025	\$ 206,225		\$ 206,225
2026	205,125		205,125
2027	206,425		206,425
2028	205,025	\$ 151,300	356,325
2029	206,025	150,300	356,325
2030	206,825	151,675	358,500
2031	204,925	150,300	355,225
2032	205,425	151,300	356,725
2033	205,725	152,050	357,775
2034	205,825	150,050	355,875
2035	411,450	150,425	561,875
2036	413,200	301,100	714,300
2037	414,200	300,850	715,050
2038	409,450	305,100	714,550
2039	409,200	303,600	712,800
2040	413,200	304,000	717,200
2041	409,600	304,000	713,600
2042	410,600	303,600	714,200
2043	411,000	302,800	713,800
2044	410,800	301,600	712,400
Total	\$ 6,170,250	\$ 3,934,050	\$ 10,104,300

* Final True Interest Cost on the 2018 Bonds calculated to be 3.98%.

City of Cibolo/GVSUD Study Area for Proposed CCN Swap

(For mediation purposes only)

Total Approx. Acreage of Study Area = 3326 Acres



Fire Station #4

GIS Acre

1053 ac Proposed Cibolo

2187 ac Proposed Cibolo

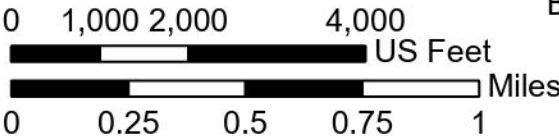
86 ac Proposed Cibolo

Cibolo CCN #21108 Outside Study Area (417 Acres)

Wastewater Service Area

Parcel

5 Mile Radius from the Edge of the Base Property



December 12th, 2023: This map has been produced by the City of Cibolo to be used in mediation with the Green Valley Special Utility District. The map is preliminary and may be revised based on mediation discussions. Case No. 1: 16-CV-0062 7-LY; Green Valley Special Utility District v. City of Cibolo, et al.

Zone A

Zone B

Zone C



Discussion/Action regarding the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action Item: 15G
From	Staff Contact(s)
Eron Spencer, Senior Planner	Eron Spencer,

ITEM SUMMARY:

At its April 9, 2024, regular meeting, the Cibolo City Council directed staff to provide options for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP) so that a preferred FLUM and MTP can be selected for the 2024 Cibolo Tomorrow Comprehensive Plan.

This item is a discussion/presentation that will consist of a brief recap of PlaceTypes, the FLUM and MTP, as well as three versions of the FLUM for City Council to choose from. The three options include: (1) the FLUM created from the January 30, 2024, joint meeting/workshop; (2) the FLUM recommended by the Master Plan Advisory Committee (MPAC) on March 5, 2024; and (3) an alternative version of the FLUM created from the January 30, 2024, joint meeting/workshop that incorporates comments received at the April 9, 2024, City Council meeting.

PLACETYPES

The 2024 Cibolo Tomorrow Comprehensive Plan will define future land use and development using a place-based approach, "PlaceTypes". PlaceTypes identify primary land uses, as well as supporting uses allowed within each PlaceType. In addition to future land use, PlaceTypes also reflect the character and scale of development in a specific area. Unlike traditional future land use categories used in the 2016 Comprehensive Master Plan, PlaceTypes are not focused on the use of a specific parcel, but rather they portray a collective mix of uses that establish a place within the community. PlaceTypes provide a land use and development "palette" that classifies places in Cibolo by their unique identity and character.

Nine future land use categories were identified in the 2016 Cibolo Comprehensive Master Plan.

- *Parks & Open Space*
- *Rural Residential*
- *Neighborhood Residential*
- *Transitional Residential*
- *Neighborhood Commercial*
- *Commercial*
- *Business Park & Industrial*
- *Downtown*
- *Public / Institutional*

At its March 5, 2024, regular meeting, the Master Plan Advisory Committee (MPAC) voted to recommend approval of eleven (11) PlaceTypes. The PlaceTypes are listed below, and attached is a document with additional details.

- *Rural Residential/ Agricultural*
- *Estate Residential*
- *Community Residential*
- *Compact Residential*
- *Neighborhood Commercial*
- *Regional Activity Center*
- *Mixed-Use Centers*
- *Old Town*
- *Light Industrial/Business Park*
- *Heavy Industrial*
- *Parks and Open Space*

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is a community's visual guide to future planning. It can serve as a guide for development decisions and includes the logical and orderly placement of the previous PlaceTypes. It does not constitute zoning regulations or establish zoning district boundaries.

MAJOR THOROUGHFARE PLAN

The Major Thoroughfare Plan (MTP) identifies transportation improvements and needs in the City and Extraterritorial Jurisdiction (ETJ), focusing on the existing and proposed arterial and collector network that will serve the community as it grows over time. There are five functional roadway classifications shown in the MTP, which include freeways, major arterials, minor arterials, collectors, and parkway (for the recently proposed North-South connector). While the MTP does not depict exact roadway alignments, it does depict general locations of planned roadways that should be developed as growth occurs in those areas. The MTP will ensure that future right-of-ways are set aside for growing the City's transportation network.

At its March 27, 2024, regular meeting, the Master Plan Advisory Committee (MPAC) voted to recommend approval of the MTP. The MPAC, however, could not reach consensus on choosing between road 21-A or 21-B. Also, a special note was added by the MPAC to road 24 that it should be a low priority to build out until development occurs.

Following the April 9, 2024, City Council meeting, City staff realized some minor revisions that needed to be made on the MTP. Road 3 was moved slightly to the west for two reasons: (1) to follow the property line of the future potential school (north of Wiedner Rd); and (2) to be shown completely behind the property lines of the Buffalo Crossing subdivision (south of Wiedner Rd). Brite Rd was changed from a major arterial to a collector. A portion of South Main St was changed from a minor arterial to a collector. Also, the at-grade segment (south of Schaefer Rd) of the proposed North South Parkway is now being shown as a collector. The updated MTP with staff recommended changes is shown on all three versions of the FLUM that are attached to this report.

OPTION #1

On January 30, 2024, a joint meeting/workshop was held with the Master Plan Advisory Committee (MPAC), Planning and Zoning Commission (P&Z), Economic Development Corporation (EDC), and City Council. Option #1 for the FLUM & MTP depicts consensus received at the joint meeting/workshop on the future land use exercise. There were four areas that did not receive consensus where the MPAC made a recommendation on February 22, 2024. A copy of Option #1 is attached to this report.

OPTION #2

Five additional areas were discussed and changed by the MPAC at its March 5, 2024, regular meeting. Option #2 for the FLUM & MTP is the final version of the FLUM that was recommended for approval by the MPAC. A copy of Option #2 is attached to this report.

OPTION #3

Attachments

[Presentation 5.14.24.pdf](#)

[Recommended PlaceTypes.pdf](#)

[2024 Future MTP and FLUM Opt. #1.pdf](#)

[2024 Future MTP and FLUM Opt. #2.pdf](#)

[2024 Future MTP and FLUM Opt. #3.pdf](#)



Preferred FLUM & MTP for the Cibolo Tomorrow Comprehensive Plan and IH-10 Corridor Plan

Presented By: Eron Spencer



FEEDBACK & DIRECTION

- Does City Council have a preference of the options presented for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP)?
- If so, does City Council want to give direction on any changes to the preferred FLUM or MTP?



OVERVIEW

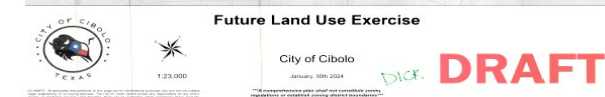
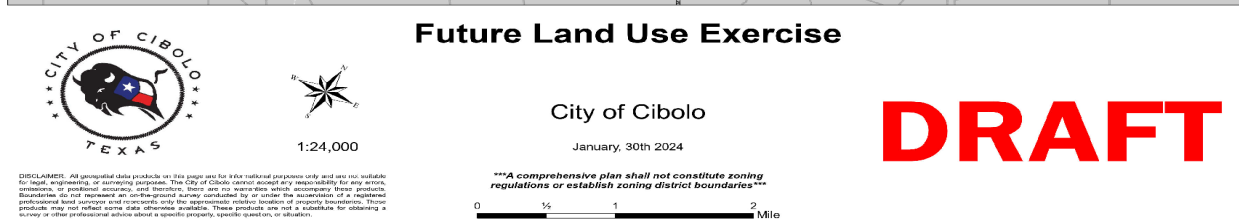
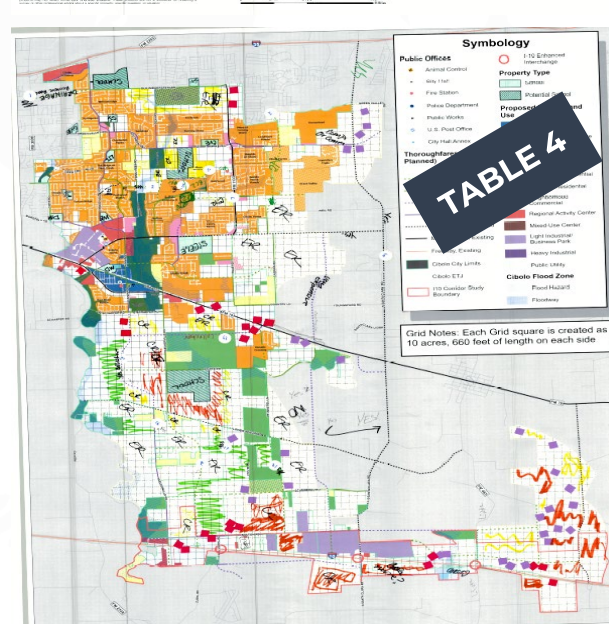
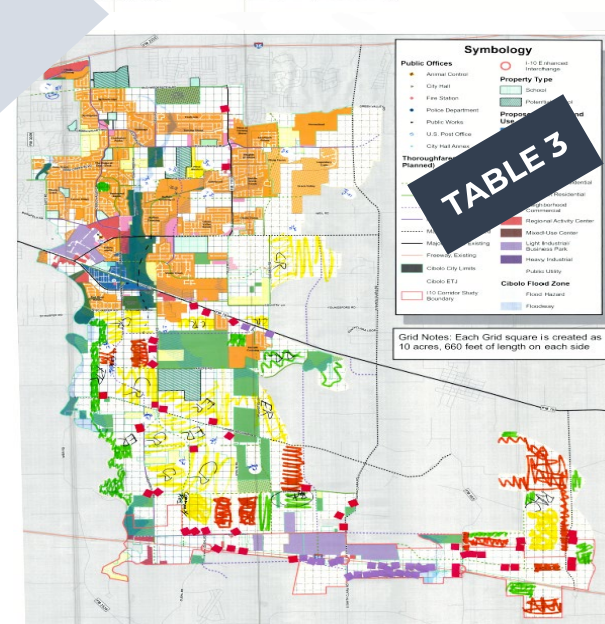
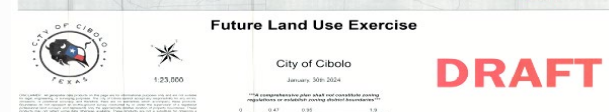
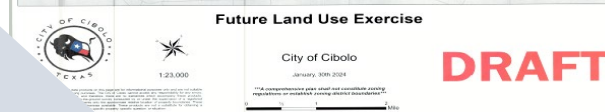
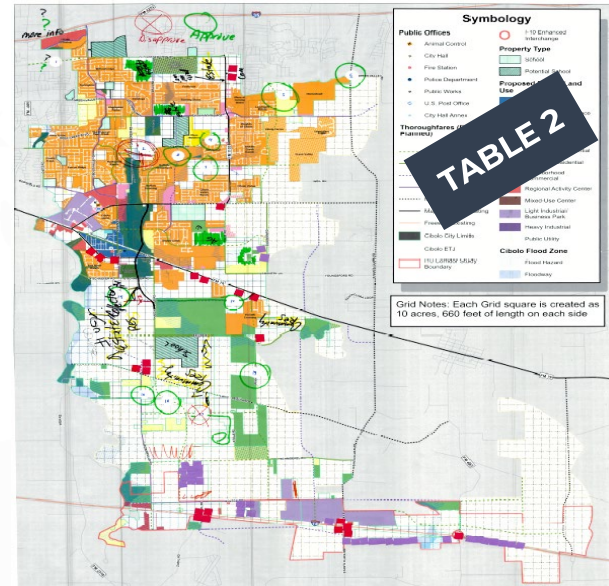
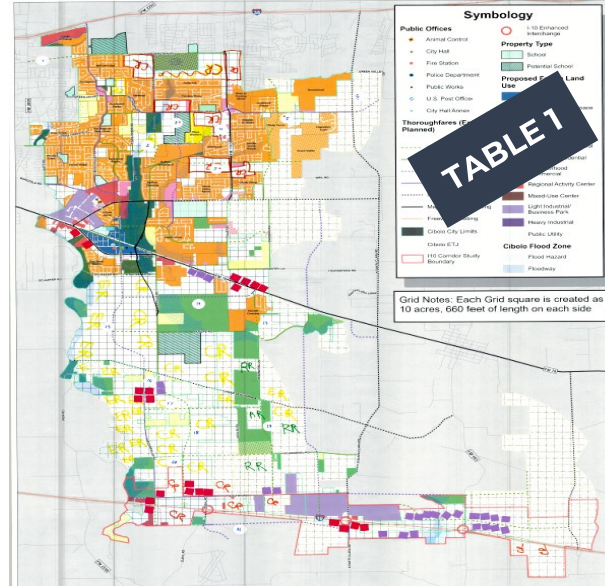
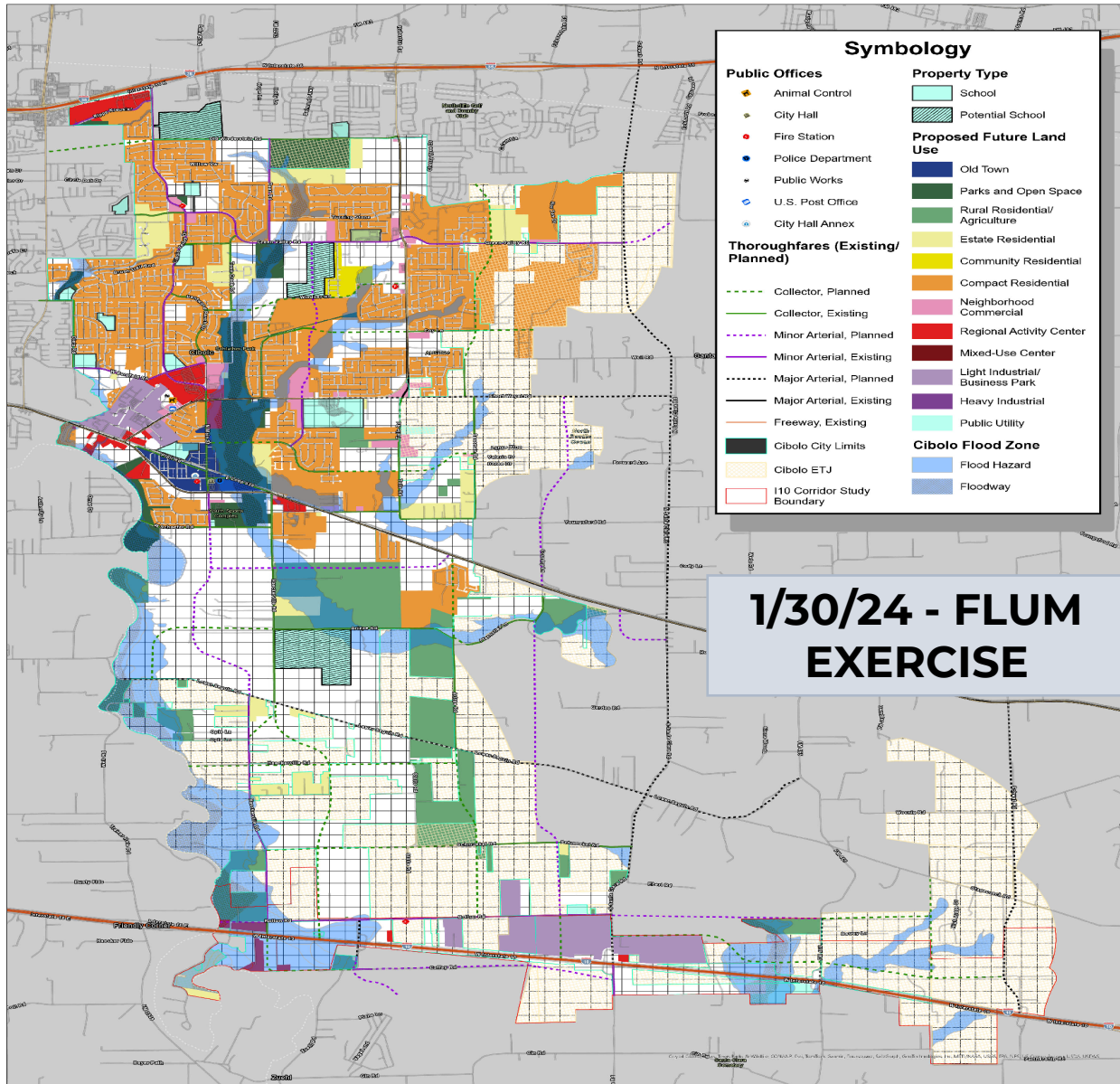
- PlaceTypes
- Future Land Use Map (FLUM) & Master Thoroughfare Plan (MTP)
 - Option #1: 1/30/24 Joint Meeting
 - Option #2: 3/5/24 MPAC
 - Option #3: 4/9/24 City Council
- Feedback & Direction

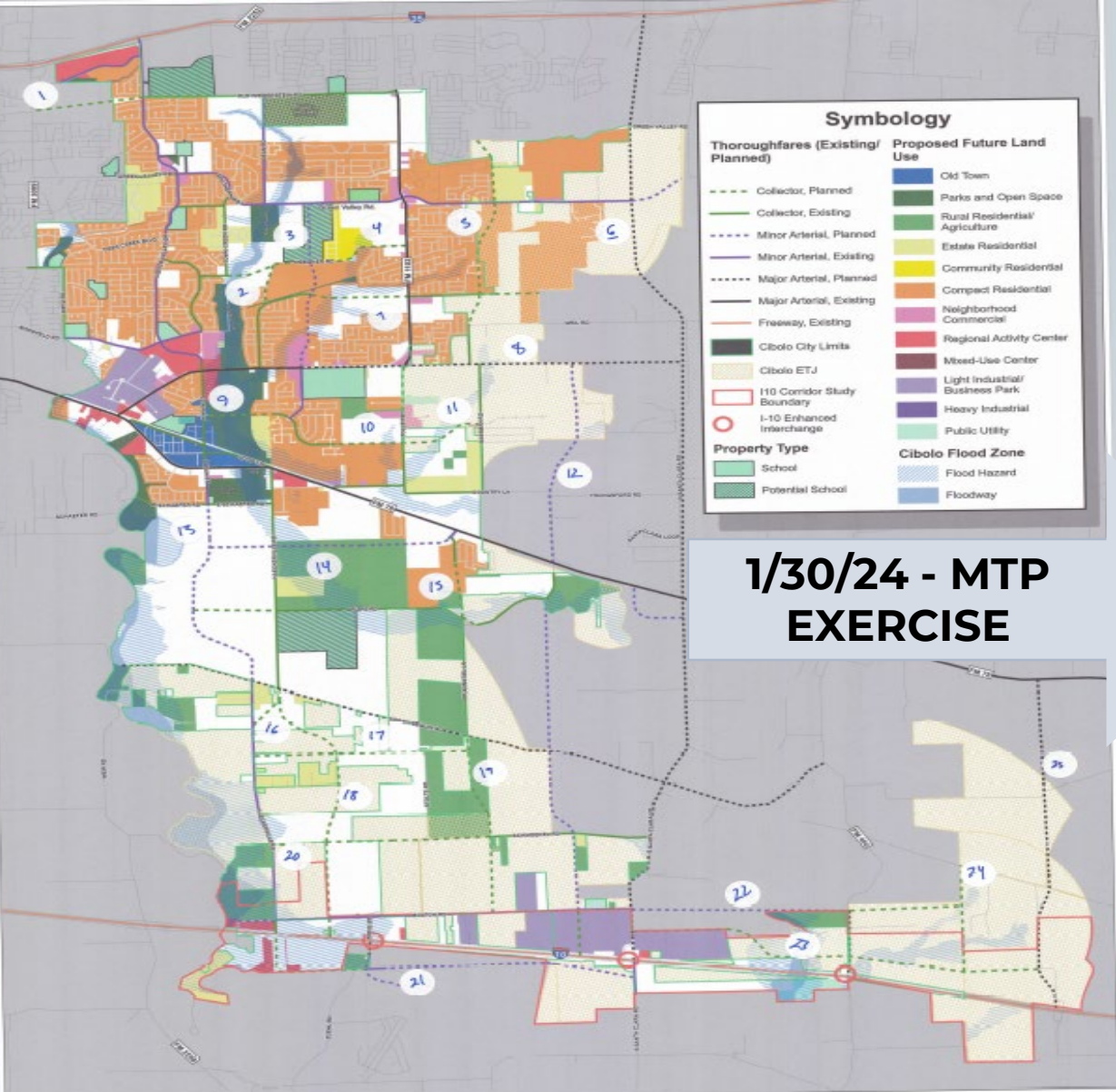
PLACETYPES

- A place-based approach to define future land use and development
- Reflect a land use and development “color palette” that illustrates places in Cibolo by their unique identity and character
- Describe the desired character of a place
 - Mix of land uses
 - Scale
 - Other aspects that establish character
- Do not indicate single land uses
- PlaceTypes are not zoning categories

	Land Uses										
	Single-Family Detached	Missing Middle Housing	Multifamily	Retail & Commercial	Office	Civic & Institutional	Entertain	Industrial	Agricultural	Parks & Open Space	Hotel
Rural Residential/ Agricultural	●					○			●	●	
Estate Residential	●			○		○				●	
Community Residential	●			○		○				○	
Compact Residential	●	●	●	○	○	○				○	
Neighborhood Commercial				●	●	○				○	
Regional Activity Center				●	○	○				○	○
Mixed-Use Centers		●	●	●	○	○	●			○	●
Old Town	●			●	●	○	○			○	
Light Industrial/ Business Park				○	●	○		●		○	○
Heavy Industrial						○		●		○	
Parks and Open Space										●	

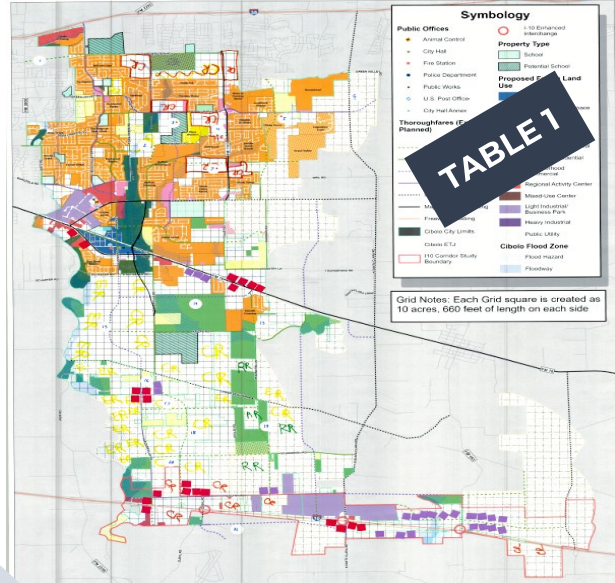
● Primary Use ○ Secondary Use





1/30/24 - MTP EXERCISE

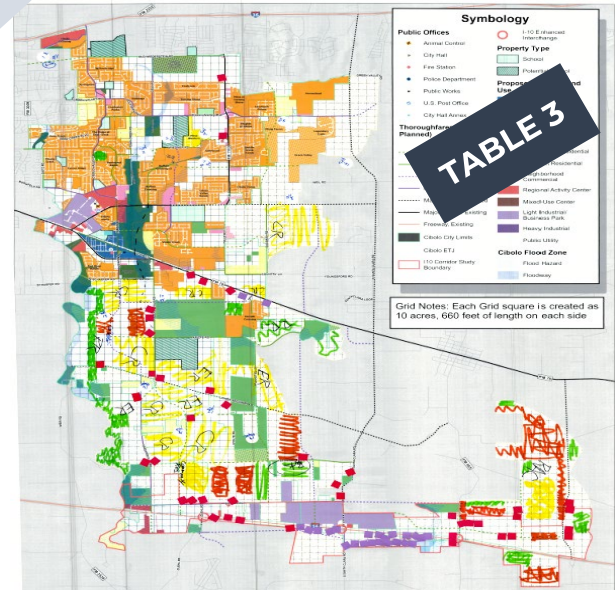
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Future Land Use Exercise

City of Cibola
January, 30th 2024

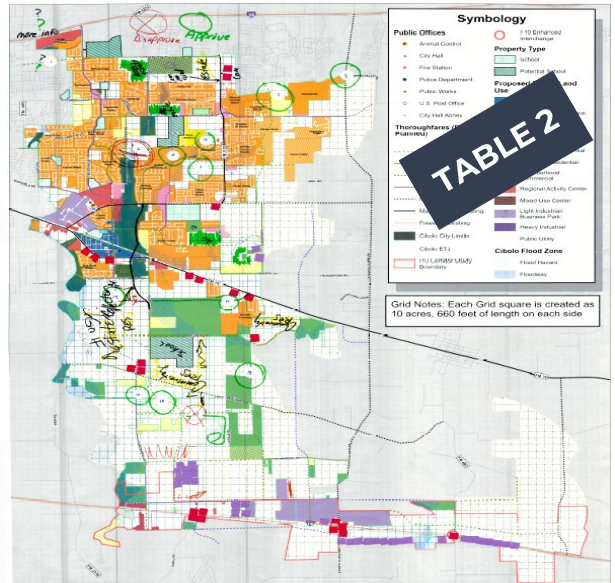
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Future Land Use Exercise

City of Cibola
January, 30th 2024

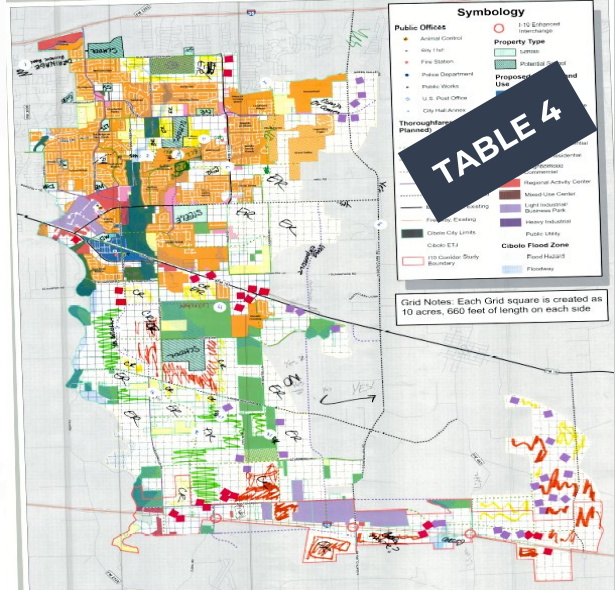
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Future Land Use Exercise

City of Cibola
January, 30th 2024

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Future Land Use Exercise

City of Cibola
January, 30th 2024

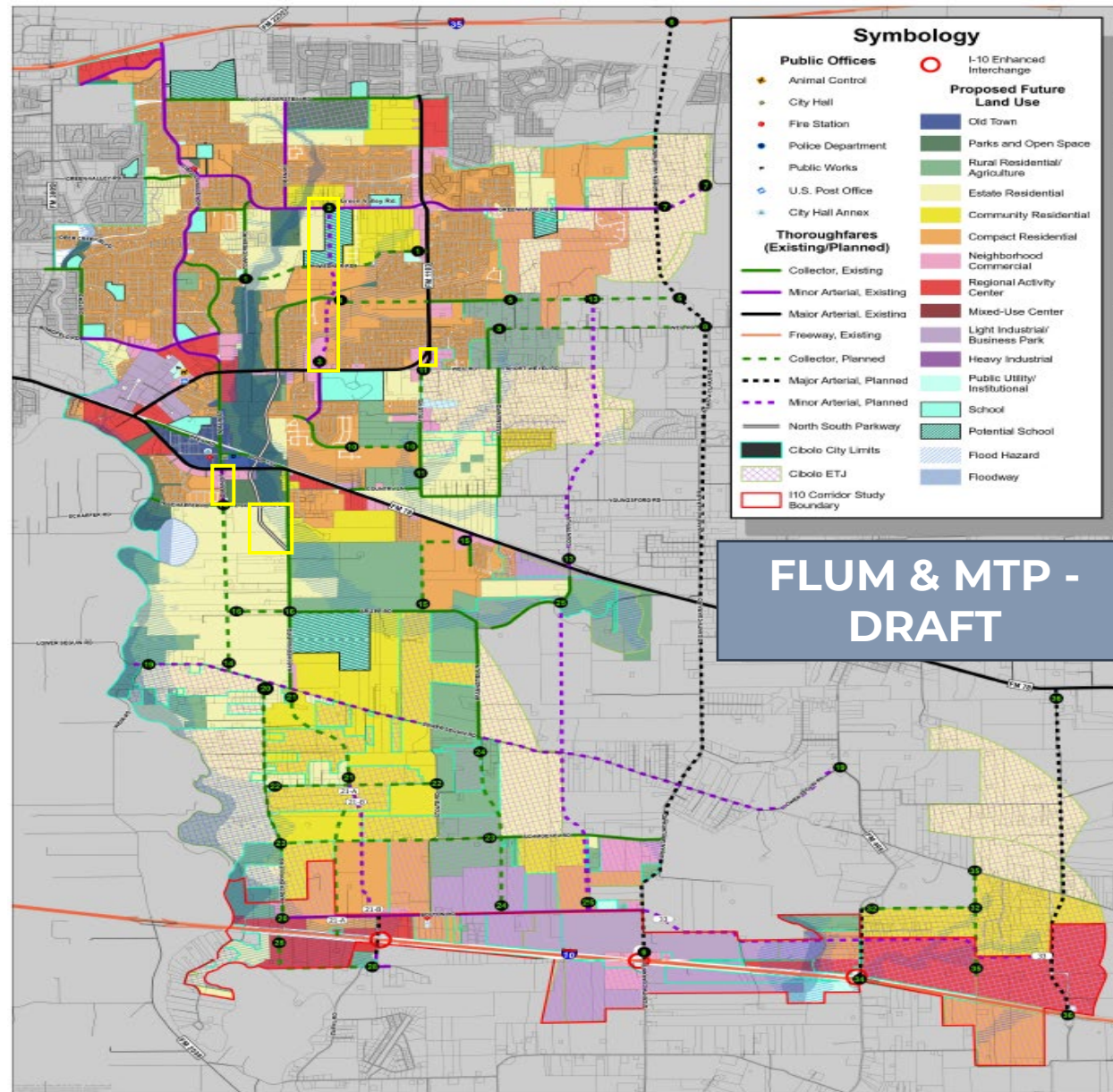
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Staff Recommended Changes - MTP

Following the April 9th City Council meeting, City staff noticed some minor revisions needing to be made to the MTP.

1. Planned road #3 (from Green Valley Rd to FM 1103)
 - Moved slightly to the west to follow the property line of the SCUISD property (north of Wiedner Rd); and to be shown completely behind the property lines of the Buffalo Crossing subdivision (south of Wiedner Rd)
2. Brite Rd (from Brite Rd to Tolle Rd)
 - Changed from a major arterial to a collector
3. South Main St (from FM 78 to Schaefer Rd)
 - Changed from a minor arterial to a collector
4. North South Parkway (from FM 1103 to Haeckerville Rd)
 - At-grade portion (south of Schaefer Rd) shown as a planned collector



1:23,000

Master Thoroughfare Plan

City of Cibolo

March, 7th 2024

DRAFT

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

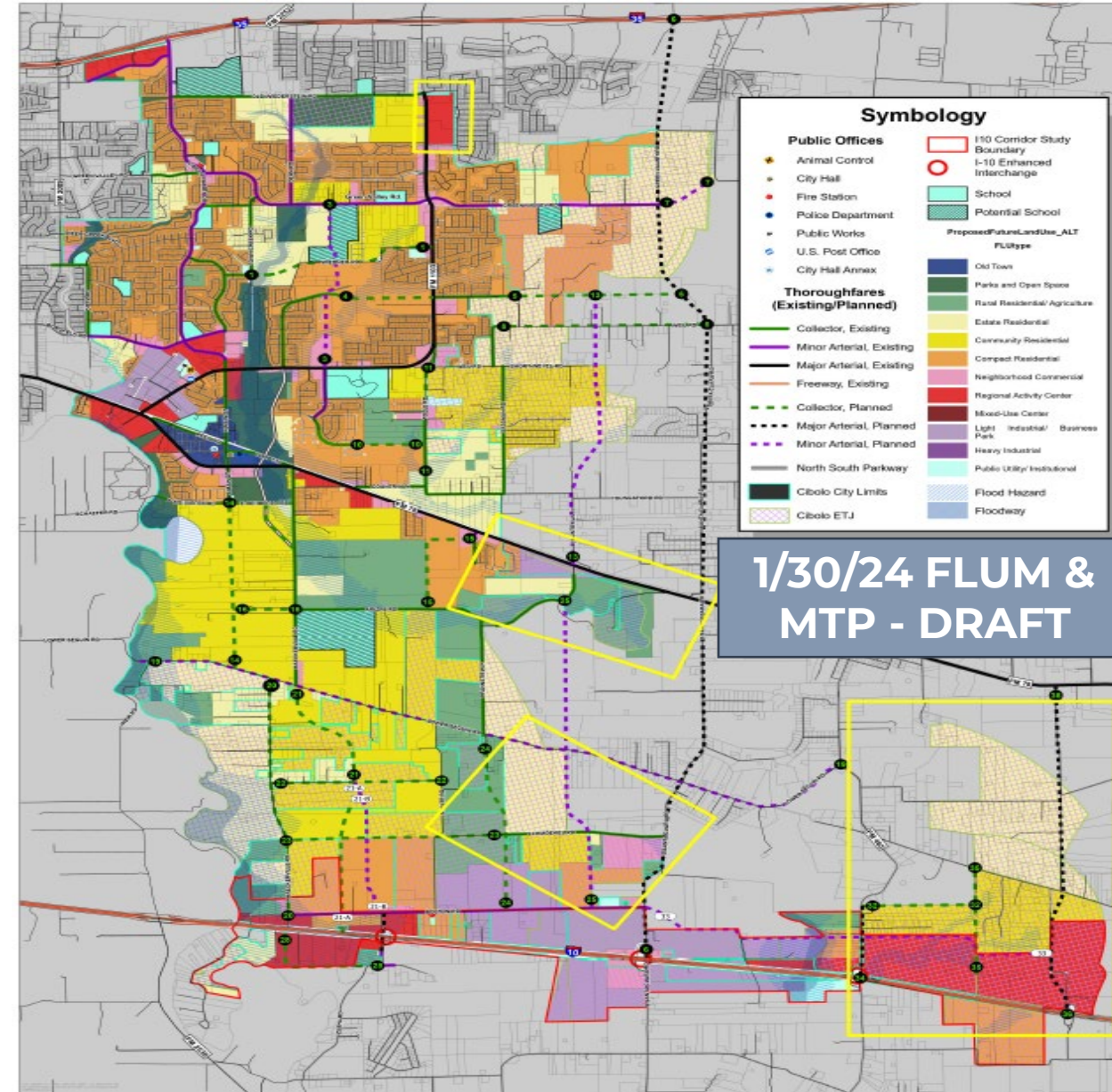
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Option #1: 1/30/24 Draft FLUM & MTP

There were four areas that did not have consensus at the January 30th joint meeting and were brought to the MPAC for further evaluation on February 22nd.

1. North FM 1103
 - Regional Activity Center
2. East FM 78 – ETJ
 - Rural Residential/Agricultural
 - Light Industrial
3. South Lower Seguin Rd & Schmoekel Rd – ETJ
 - Estate Residential
 - Community Residential & Neighborhood Commercial
4. East Linne Rd (FM 465) – ETJ
 - Regional Activity Center
 - Community Residential
 - Estate Residential



Master Thoroughfare Plan & FLUM



1:23,000

City of Cibolo

May 14th, 2024

DRAFT

DISCLAIMER: All graphical data provided on this map are for informational purposes only and are not suitable for legal, engineering, or planning purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or inaccuracies in the data provided. The City of Cibolo is not responsible for any damages or losses resulting from the use of this map. The City of Cibolo is not responsible for any damages or losses resulting from the use of this map. The City of Cibolo is not responsible for any damages or losses resulting from the use of this map.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

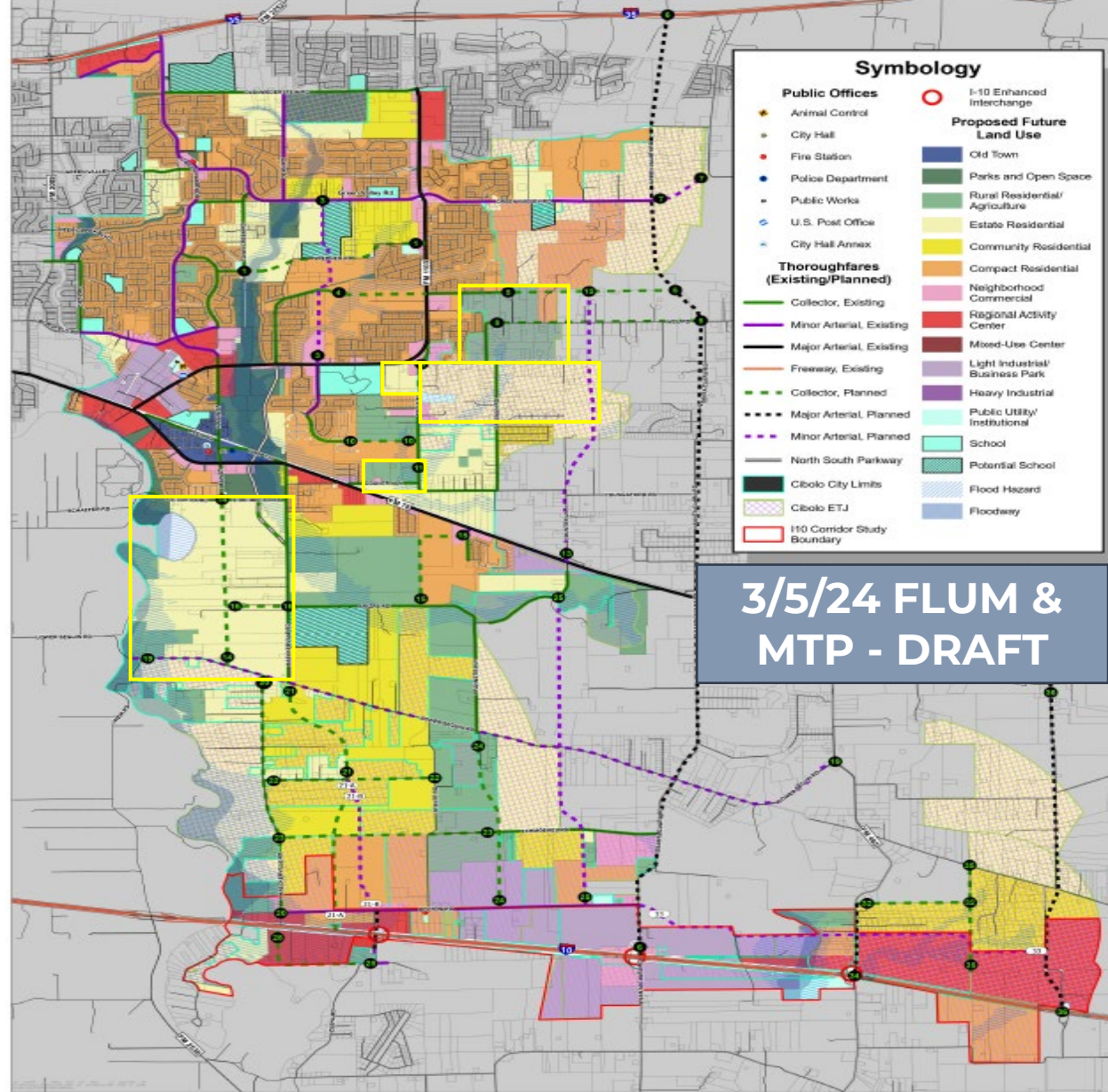
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Option #2: 3/5/24 Draft FLUM & MTP

Additional areas were discussed and changed by the MPAC between the January 30th joint meeting and March 5th MPAC meeting.

1. North of Weil Rd & Short Weyel Rd – ETJ
 - Changed from Estate Residential to Rural Residential/Agricultural
2. South of Short Weyel Rd & Sassman Rd – ETJ
 - Changed from Community Residential to Estate Residential
3. South of FM 1103 & Tolle Rd
 - Changed from Community Residential to Estate Residential and Neighborhood Commercial (Event Center)
4. North of Country Ln & Tolle Rd
 - Changed from Compact Residential and Estate Residential to Rural Residential/Agricultural
5. West of Haeckerville Rd and North of Lower Seguin Rd
 - Changed from Community Residential to Estate Residential



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Master Thoroughfare Plan & FLUM

City of Cibolo

May 14th 2024

DRAFT

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

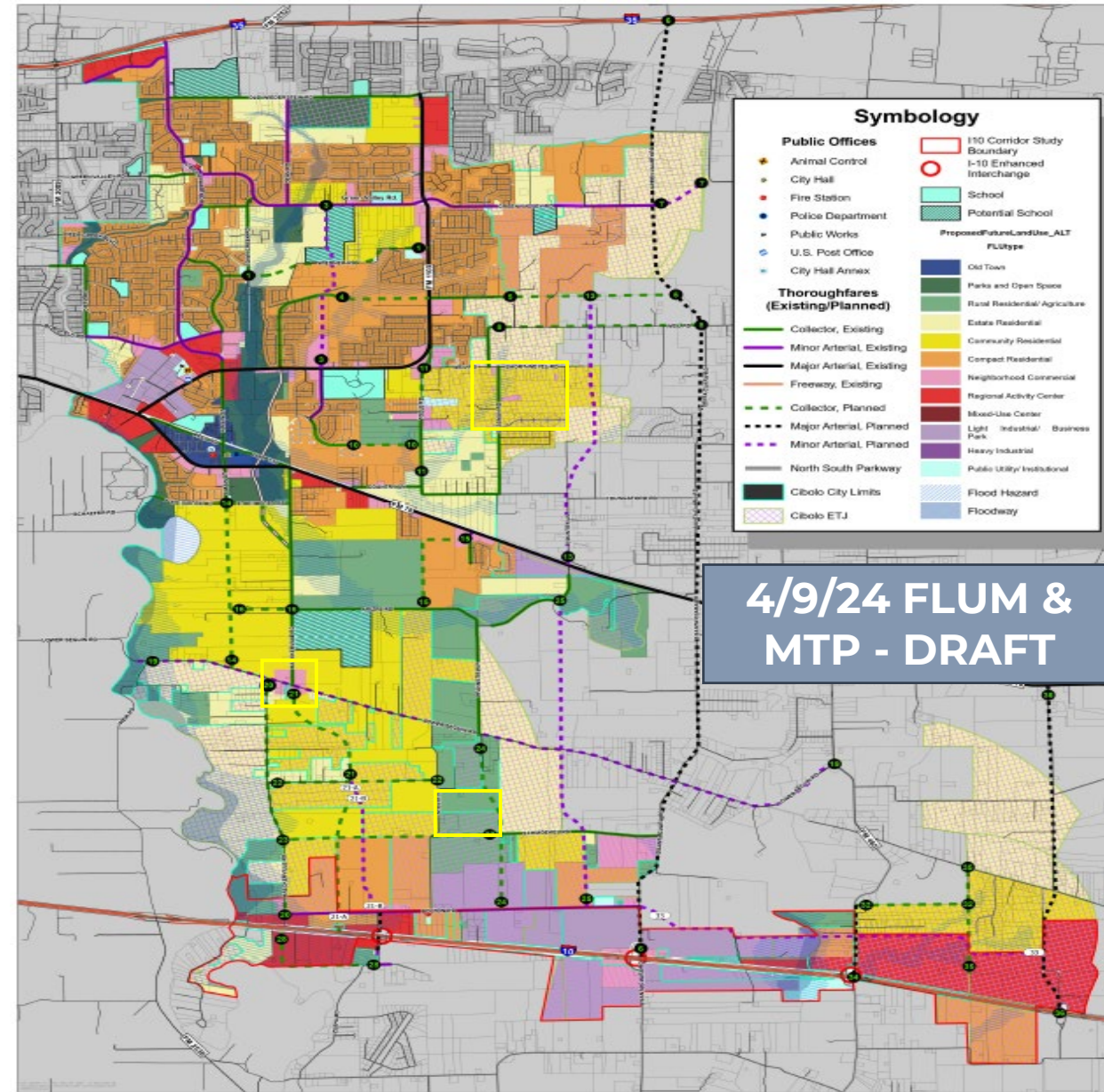
0 1/2 1 2 Miles



Option #3: 4/9/24 Draft FLUM & MTP

An alternative map was created to incorporate comments received at the April 9th City Council meeting.

1. South of Short Weyel Rd & Sassman Rd – ETJ
 - Changed from Community Residential to Neighborhood Commercial (small pockets of existing commercial businesses)
2. Stolte Rd & Schmoeckel Rd – ETJ
 - Rural Residential/Agriculture (Egg Farm) remains unchanged because agricultural business is allowed in this PlaceType
3. Haeckerville Rd & Lower Seguin Rd – City/ETJ
 - Changed from Community Residential to a roughly 40-acre Neighborhood Commercial node



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City of Cibolo

May 14th, 2024

DRAFT

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

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FEEDBACK & DIRECTION

- Does City Council have a preference of the options presented for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP)?
- If so, does City Council want to give direction on any changes to the preferred FLUM or MTP?

Rural Residential/ Agricultural

CHARACTER & INTENT

Rural Residential/ Agricultural is intended for areas within the City which will maintain a rural character during the plan horizon and beyond. These areas are comprised of natural undeveloped area, agriculture, and large lots with large lot minimums.



LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Single-Family Detached Homes, Agricultural, Parks and Open Space

SECONDARY LAND USES

- Civic and Institutional, Agricultural Business

INDICATORS & ASSUMPTIONS

- Lot size (range) more than 2 acres



EXAMPLE LOCATIONS

Large tracts of undeveloped land between FM 78 & IH-10, Borgfeld property on Cibolo Valley Drive

Estate Residential	
<p><u>CHARACTER & INTENT</u></p> <p>Predominantly single-family housing on large lots located throughout the community. Residential uses are oriented with the front of the home facing the street and typically in a subdivision layout with access to some utilities and may include farm and livestock uses. Cluster development, which involves the conservation of shared open space, natural areas, and scenic views, in exchange for smaller lot sizes, may be an alternative approach in certain circumstances.</p>	 
<p><u>LAND USE CONSIDERATIONS</u></p> <p><i>PRIMARY LAND USES</i></p> <ul style="list-style-type: none"> • Single-Family Detached Homes, Cluster Development, Parks and Open Space <p><i>SECONDARY LAND USES</i></p> <ul style="list-style-type: none"> • Civic and Institutional, Small Scale Retail <p><i>INDICATORS & ASSUMPTIONS</i></p> <ul style="list-style-type: none"> • Lot size (range) 1/2 to 2 acres 	 
<p><u>EXAMPLE LOCATIONS</u></p> <ul style="list-style-type: none"> • Single-Family Detached Homes: Persimmon Drive (south of Green Valley Road) • Cluster Development: Spring Mesa in Arvada, CO 	 

Community Residential

CHARACTER & INTENT

Predominantly single-family housing developments located throughout the community. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks/or connections to neighborhood parks. May have an elementary or middle school in the neighborhood. Convenience commercial businesses may be found around the perimeter with appropriate transitions to support the neighborhood. Homes are typically buffered from non-residential developments via transitional uses or landscaping.



LAND USE CONSIDERATIONS

PRIMARY LAND USE

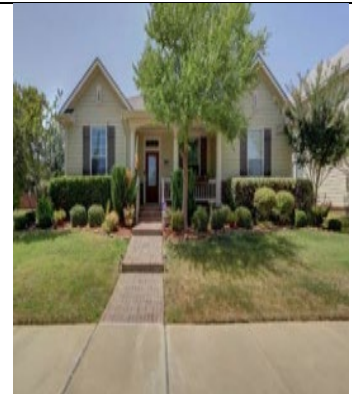
- Single-Family Detached Homes

SECONDARY LAND USES

- Civic and Institutional, Small Scale Retail, Parks and Open Space

INDICATORS & ASSUMPTIONS

- Lot size (range) 9,000 sq ft to 1/2 acre (21,780 sq ft)



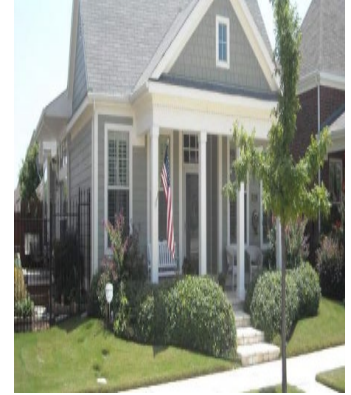
EXAMPLE LOCATIONS

Mesa Western

Compact Residential

CHARACTER & INTENT

Provides a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. This PlaceType also supports multifamily. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks/or connections to neighborhood parks. Neighborhoods may be adjacent to neighborhood-oriented businesses. Key intersections (i.e., FM 78 and FM 1103), and areas within walking distance of local commercial, are the most appropriate locations for this PlaceType, except between residential neighborhoods and communities (infill development).



LAND USE CONSIDERATIONS

PRIMARY LAND USES

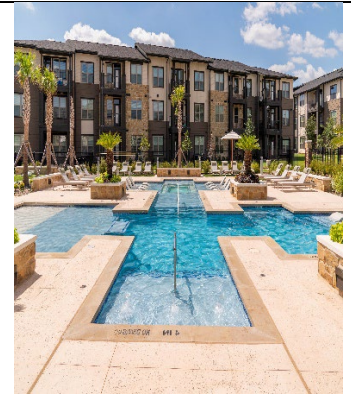
- Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, Multifamily Complex

SECONDARY LAND USES

- Neighborhood-oriented businesses, Civic and Institutional, Small Scale Office, Parks and Open Space

INDICATORS & ASSUMPTIONS

- Single Family lot size (range) up to 9,000 sq ft



EXAMPLE LOCATIONS

- Single Family Detached Homes: Bentwood Ranch, Cibolo Valley Ranch
- Duplexes: Sydney Cove
- Multifamily Complexes: Grand at Cibolo, Trophy Oak



Neighborhood Commercial	
<p><u>CHARACTER & INTENT</u></p> <p>Neighborhood Commercial development is characterized by small, free-standing buildings containing one or more businesses. Neighborhood Commercial primarily provides family-oriented services for the surrounding neighborhoods and city. They are generally located within walking distance of surrounding residential uses and neighborhoods. Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses.</p>	
<p><u>LAND USE CONSIDERATIONS</u></p> <p><i>PRIMARY LAND USES</i></p> <ul style="list-style-type: none"> • Neighborhood Retail, Office <p><i>SECONDARY LAND USES</i></p> <ul style="list-style-type: none"> • Civic and Institutional, Parks and Open Space 	
<p><u>EXAMPLE LOCATIONS</u></p> <p>Cibolo Valley Square, Shops at Cibolo Bend, Chipotle/City Vet Complex</p>	

Regional Activity Center

CHARACTER & INTENT

Regional Activity Center developments are larger in scale and attract regional traffic for shopping and retail needs. These commercial centers are anchored by mid-to-big box retailers located along major thoroughfares (i.e., freeways and arterial roads). National retailers and grocery stores would typically be located in this PlaceType. Regional Activity Center can also contain smaller retail or office destinations as well, such as medical offices or boutiques, but are typically anchored by several national vendors. Business types may include restaurants, national retailers, discount stores, grocery stores, fast food, and other retail and service uses.



LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Community and regional-serving retail and commercial

SECONDARY LAND USES

- Civic and Institutional, Medical, Small Scale Retail, Hotel, Parks and Open Space, Office



EXAMPLE LOCATIONS

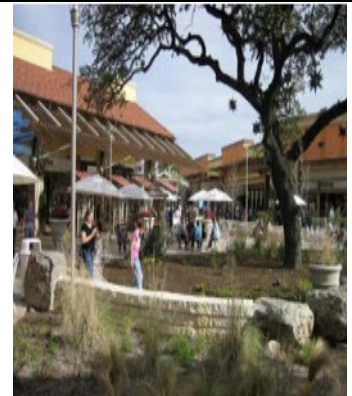
Cibola Crossing Shopping Center, Walmart, H-E-B



Mixed-Use Centers

CHARACTER & INTENT

Mixed-Use Centers are master planned to offer the ability to live, work, and play in one geographically compact area with a high intensity of uses organized around nodes of activity. This PlaceType includes a mixture of different housing options within close proximity to goods and services and may serve as an employment center and shopping destination for adjacent neighborhoods. Buildings are typically built to the sidewalk located on internal local streets to create a pedestrian-oriented environment, and can be one, two or more stories with residences or offices located above street-level storefronts. Includes a space for recreation and gathering. The design and scale of development in a Mixed-Use Center encourage active living through a comprehensive network of walkable, complete streets.



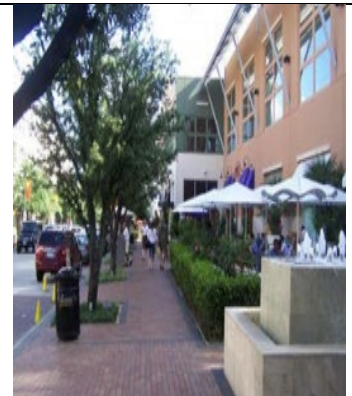
LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Retail, Large Scale Commercial, Condominiums, Mixed-Use Multifamily, Offices, Hotel, Entertainment Venues

SECONDARY LAND USES

- Civic and Institutional, Offices, Parks and Open Space



EXAMPLE LOCATIONS

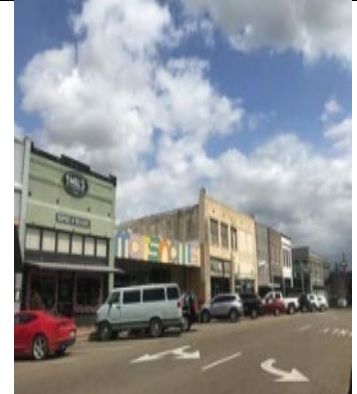
City of Southlake Town Center, The Quarry



Old Town

CHARACTER & INTENT

Centrally located area containing a mix of residential, commercial, civic and entertainment uses. It is a destination for shopping and entertainment that promotes independently owned, family-friendly businesses that attract patrons from surrounding neighborhoods, and cities that has a traditional, small-scale downtown built form that coexists harmoniously with surrounding residential uses. The design and scale of development is pedestrian-oriented, can be one to two stories, and encourages active living and a mix of uses within an interconnected network of blocks and streets.



LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Single-Family Detached Homes, Garden Homes, Small Scale Retail, Office, Bed and Breakfast

SECONDARY LAND USES

- Civic and Institutional, Parks and Open Space, Small Scale Entertainment Venues, Personal Services



EXAMPLE LOCATION

Old Town



Light Industrial/Business Park

CHARACTER & INTENT

Light Industrial/Business Park includes business and office-related land uses, warehousing, and light industrial and manufacturing uses that occur indoors and do not include the processing of raw materials. Office and business park land uses may be supported by nearby retail and restaurant uses.



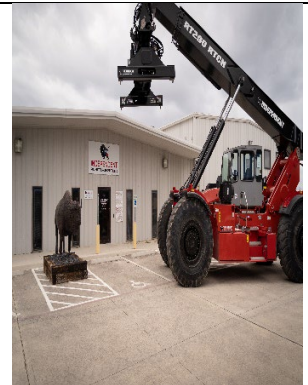
LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Business Parks, Technology/Data Centers, Flex Offices/Warehousing, Office, Light Manufacturing (i.e., Clothing and Fabric Manufacturing, Electronics and Appliance Manufacturing, Food and Beverage Product Manufacturing, etc.), Call Centers, Logistics

SECONDARY LAND USES

- Small Scale Retail, Civic and Institutional, Parks and Open Space, Hotel



EXAMPLE LOCATIONS

AISIN, Schneider Industrial Park, Jorgensen Industrial Park



Heavy Industrial

CHARACTER & INTENT

Heavy Industrial areas provide jobs and keep people in the city. This PlaceType is generally found near major transportation corridors (i.e., highways and railways) and may include heavy manufacturing and production uses that occur outdoors and involve the processing of raw materials.



LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Manufacturing, Major Utility Facilities, Mining, Extraction Services, etc.

SECONDARY LAND USES

- Civic and Institutional, Parks and Open Space



EXAMPLE LOCATIONS

Heavy manufacturing and industrial uses on FM 78, FM 1518, IH-10, etc.



Parks and Open Space

CHARACTER & INTENT

Open Space indicates existing and future planned parks. Future parks are allowed in all PlaceTypes, but this designation protects existing parks and recreational facilities as such and preserves land that is intended to be dedicated for parkland development in the future or areas that may be preserved due to the influence water may have on development in the area.



LAND USE CONSIDERATIONS

PRIMARY LAND USES

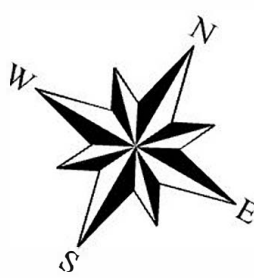
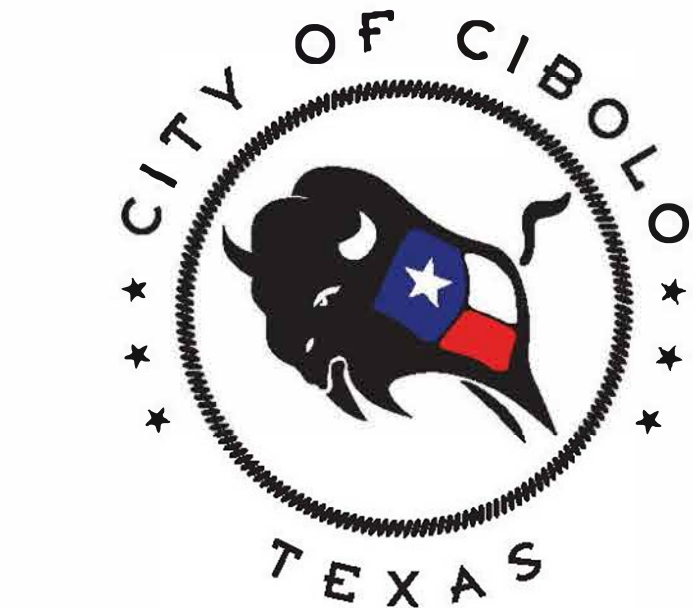
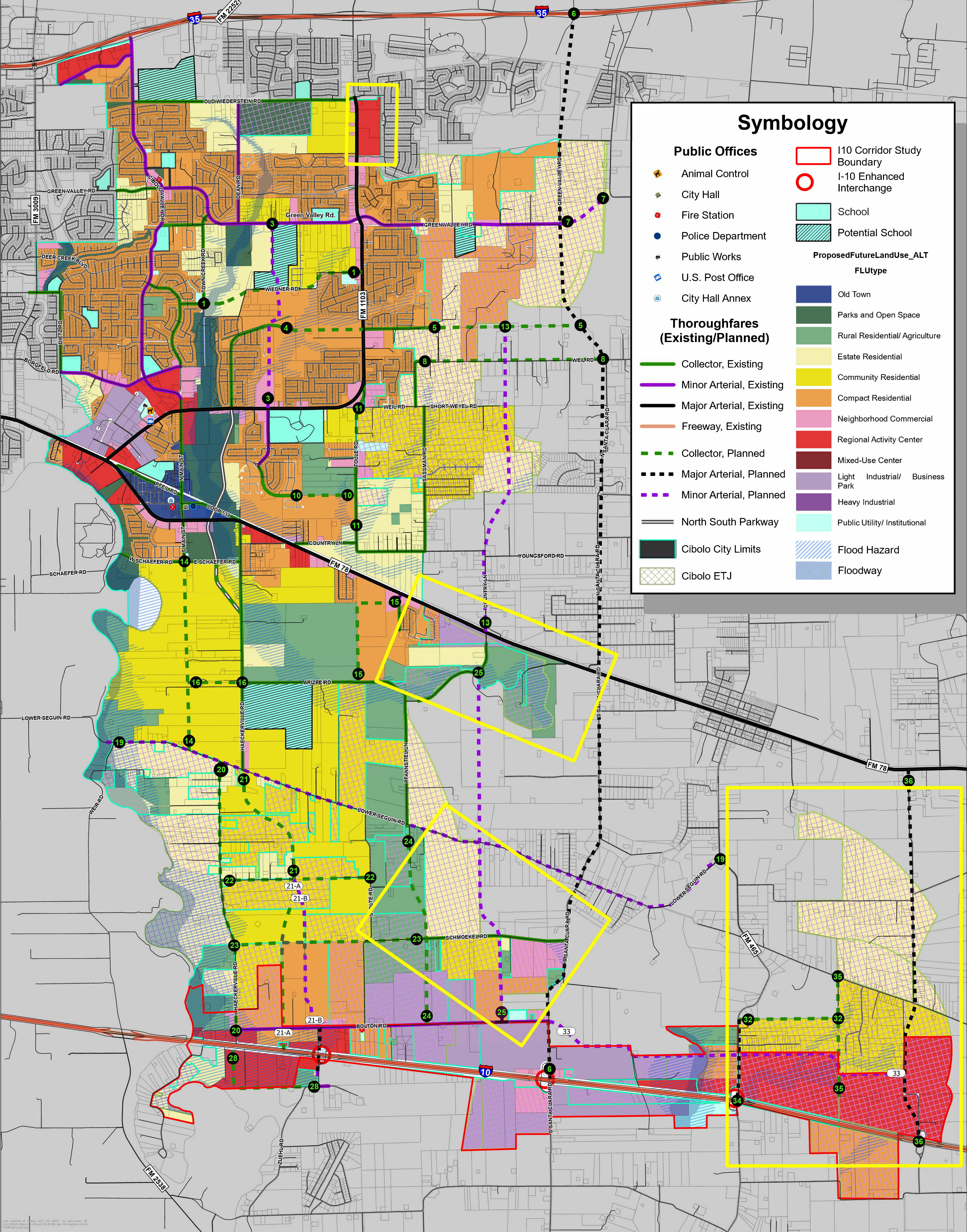
- Parks and Open Space, Trails, Floodplain Management



EXAMPLE LOCATIONS

Schlather Park, Niemietz Park, Veterans Memorial Park, Al Rich Park, Cibolo Sports Complex, Ron Pedde Community Garden





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City of Cibolo

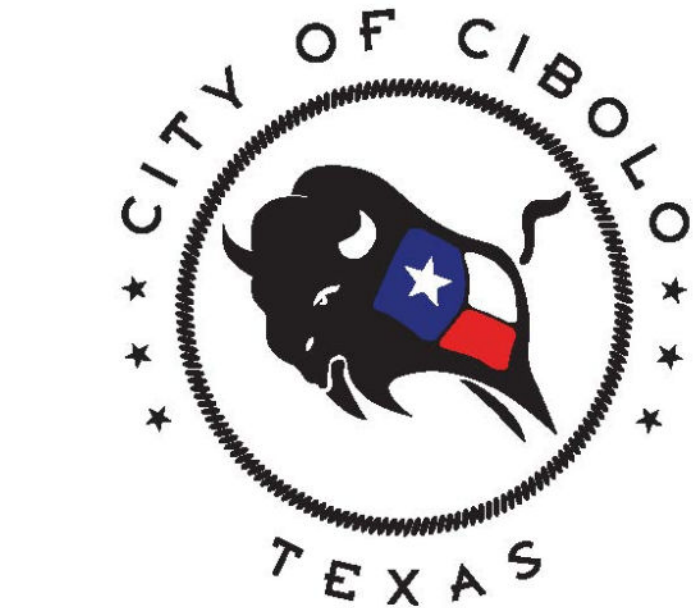
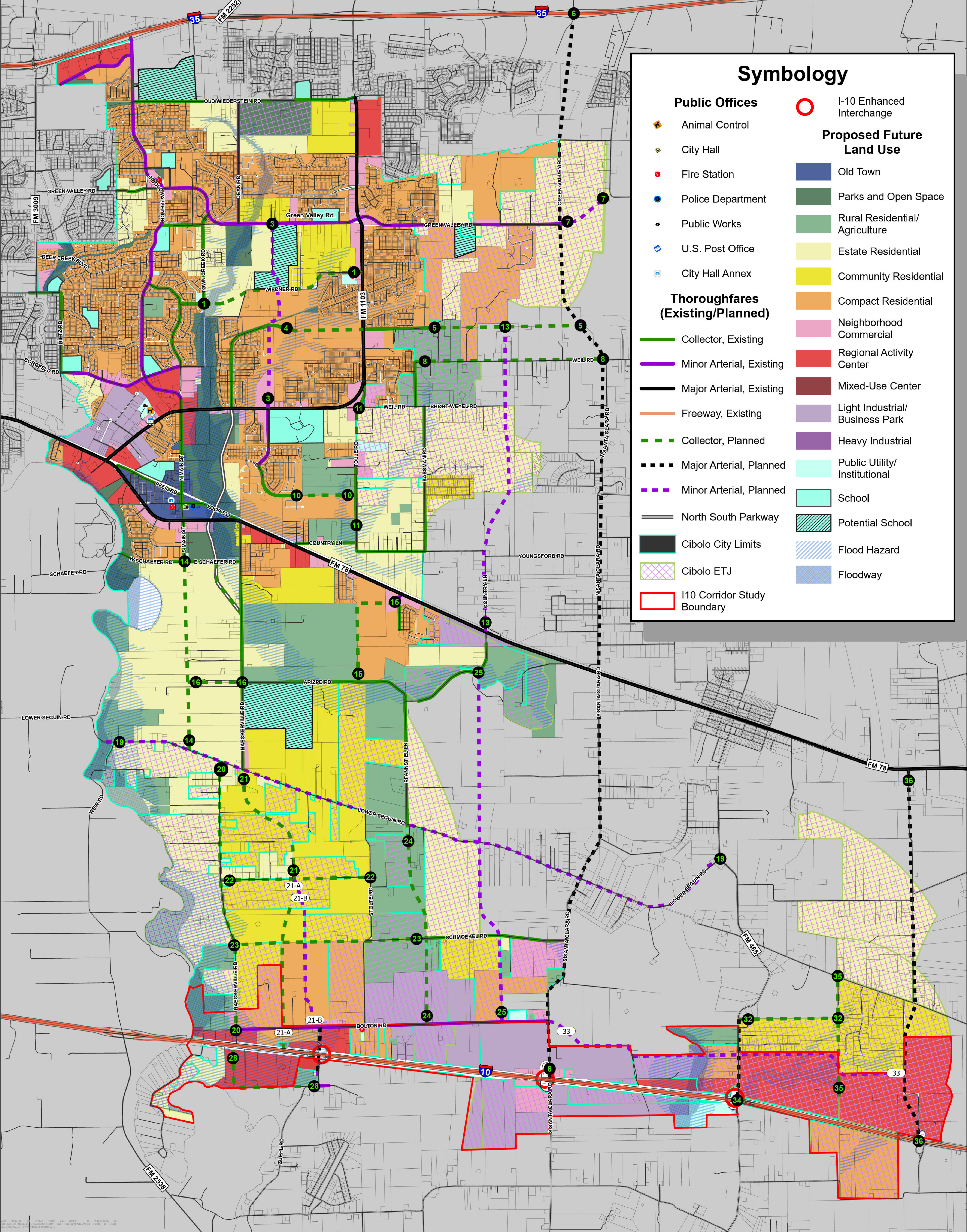
May 14th , 2024

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City of Cibolo

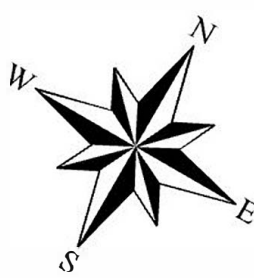
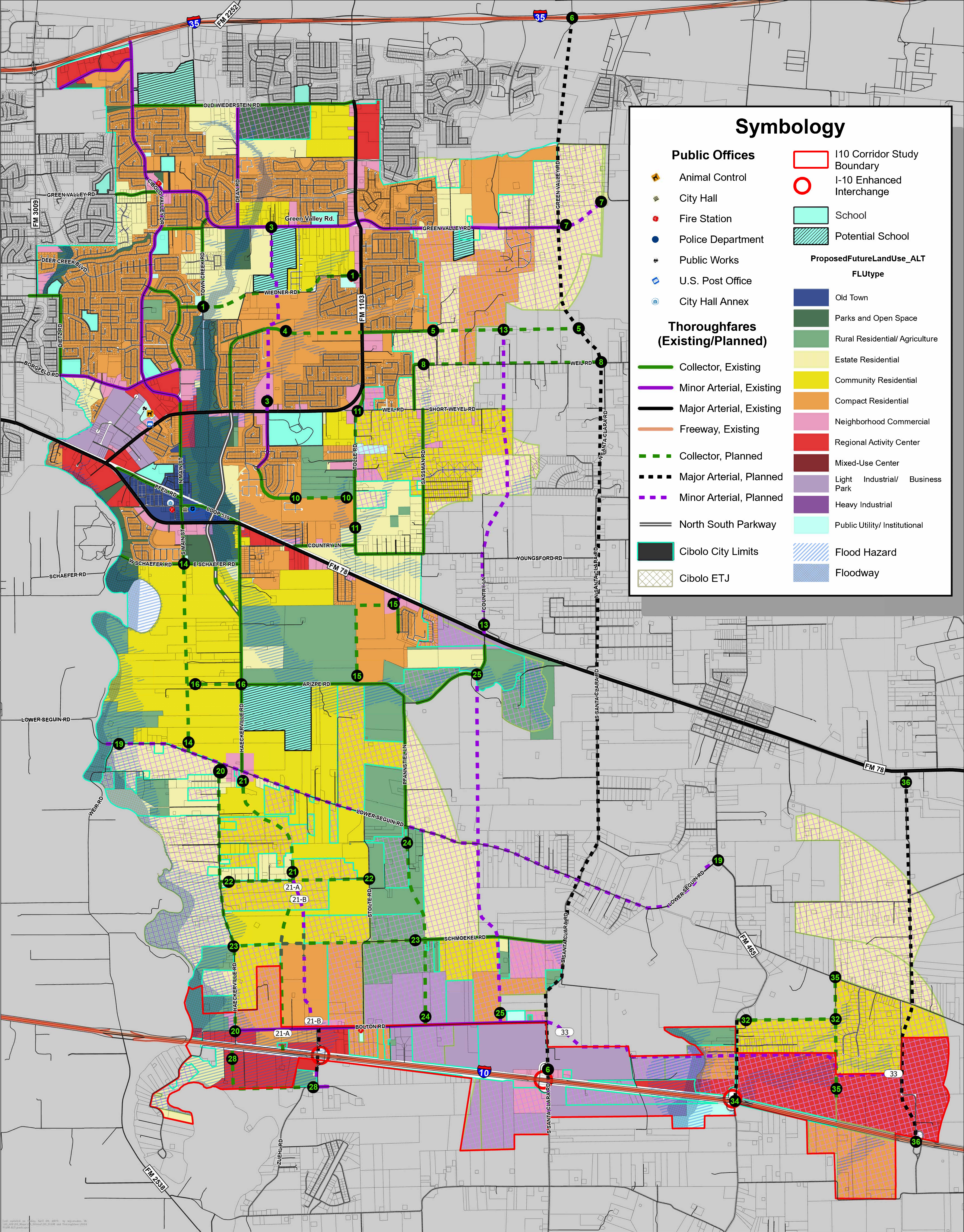
May 14th 2024

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0 1/2 1 2 Mile



1:23,000

City of Cibolo

May 14th , 2024

DRAFT

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Discussion/Presentation of the Economic Development Annual Report. (Ms. Lee)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action	Item: 15H
From		
Isabella Ellis, Economic Development Specialist		

ITEM SUMMARY:

As part of Strategic Initiative 5.2.1 within the City Council's Strategic Plan, this action item calls for the CEDC Annual Report to be published this fiscal year.

5.2	Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community				
		5.2.1	Cibolo Magazine and annual report	EDC Annual report posting	Communications/ED

Because economic development is a multifaceted approach that involves both the City's Economic Development Department and the Cibolo Economic Development Corporation (CEDC), staff is presenting a combined annual report.

This annual report highlights activities in three key areas of:

1. Business Retention & Expansion (BRE)
2. Workforce Development
3. Business Attraction

While it typically receives less fanfare than new business openings, business retention efforts (e.g. providing assistance and support to existing Cibolo businesses) are paramount to the health and stability of a community. This reporting period saw the continuation of a formal business retention & expansion program focusing on in-person meetings with Cibolo business owners, surveys to identify areas of success and target areas for improvement, regular promotion of training resources such as search engine optimization (SEO) classes and bookkeeping through training partners, and connection to grant opportunities. The City also conducted the second installment of a shop local program through Bludot called Open Rewards during the holiday shopping season from October 2023-January 2024. Through this program, residents and visitors shopping at local retail, restaurant, or personal service businesses in Cibolo, had the opportunity to earn 5% cash back on their purchase to then spend on a future purchase in Cibolo. The Economic Development Department seeded the funds for the reimbursements so there was no cost to Cibolo businesses to participate. This past holiday season, a total of 326 users who interacted with the 70 participating businesses on the Open Rewards app and staff observed the following successes: \$40,993 total economic impact, a 39x ROI, and a 6x boost in purchases on Small Business Saturday. This program was successful in encouraging micro-decisions to shop local in Cibolo over shopping in another city, as 80% of users indicated the program influenced them to shop local. Staff is exploring rolling out this program again in the next holiday season.

The Cibolo Economic Development Corporation offers a Business Improvement Grant ("BIG") to eligible businesses in the Old Town District and FM 78 Corridor to help promote tourism in Cibolo. This geographic area includes most of downtown Cibolo, parts of FM 1103, and parts of FM 78. These matching reimbursement grants assist small businesses with making exterior improvements to their properties to enhance the aesthetic charm of the Main Street and FM 78 corridor areas. The CEDC approved and/or distributed grants of up to \$15,000 for the following seven local businesses and their projects in this reporting period:

1. 1908 House of Wine & Ale – used grant funds to assist with parking lot improvements for their business located in the Old Town District.
2. Catalano's Pizzeria – used grant funds to assist with the expansion of their outdoor patio area for their business in the Old Town District.
3. Cibolo Grange – used grant funds to assist with parking lot improvements and installation of a wheelchair ramp for their location in the Old Town District.
4. Main 508 LLC (Marigold on Main) – used grant funds to assist with parking lot and driveway improvements to their brand-new business in the Old Town District.
5. Mako's on the Creek – used grant funds to assist with the installation of their updated street signage for their business located

in the FM 78 corridor.

6. R. Tackett Insurance Agency – used grant funds to assist with their façade remodel for their business located in the Old Town District.
7. The Rooted Fork - used grant funds to assist with parking lot improvements for their business located in the Old Town District.

A key component of business success is workforce availability. City staff serve on the Schertz-Cibolo-Universal City ISD's Career & Technical Education (CTE) advisory board. The primary focus of the CTE Board is to advise, assist and provide support and advocacy for quality CTE programs. The City of Cibolo also participated in the SCUC-ISD Job Shadow Day in March & April 2024. This program connects high school students to see a "day in the life" of local companies and organizations by engaging in industry tours, active discussions, and hands-on activities. Over 30 students from the district, over the course of two days, took the time to explore careers in Cibolo, including with the City of Cibolo's Police and Fire Departments. The Cibolo EDC also participated with the EDCs of New Braunfels, Schertz, and Seguin to host multiple regional job fair events in 2023 and 2024. Nearly 700+ job seekers, ready to launch their careers in various industries, connected with employers throughout the region over the past year.

Business attraction efforts are strong with many new businesses opening up their doors or expanding in the last twelve months. Multiple new announcements were made, especially in retail and restaurants, of businesses that opened up over the last year in the area surrounding Walmart. Staff continues to work to attract primary employers through efforts such as a regional Familiarization ("FAM") Tour in 2024, highlighting the attractiveness of the region for new corporate locations, and through the ICSC Red River & Vegas conferences, a multi-day event series that involves the gathering of innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play, and gather to life.

The Cibolo Economic Development Corporation (CEDC) has conducted two important studies in FY 24 - an Economic Development Strategic Plan and an IH-10 Corridor Plan, guiding the city and CEDC towards clear economic goals and targeted industry pursuits. Additionally, the CEDC is actively exploring the development of approximately 16 acres of land along FM 78, aiming to proactively select businesses aligning with community needs, creating jobs, and enhancing community well-being. These studies, combined with the opportunity to develop a regional destination area along FM 78, will set the City up for long-term success.

Attachments

[23-24 ED Annual Report Draft.pdf](#)

ANNUAL REPORT

May '23-'24



cibolo★**tx**
ECONOMIC DEVELOPMENT CORP

**ECONOMIC DEVELOPMENT
IN THE CITY OF CIBOLO, TX**

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Attraction	13
Planning for the Future	16
Contact Information	17

MEET THE TEAM

The City of Cibolo employs three full-time professionals in its Economic Development Department who work with other City Departments and the Cibolo Economic Development Corporation (CEDC). In addition to work for the City of Cibolo, staff maintains relationships and memberships with the Chambers of Commerce, Schertz-Cibolo-Universal City ISD, Texas Economic Development Council, International Economic Development Council, San Antonio Manufacturer's Association, Texas Downtown Association and more.

The Economic Development team also works with local Economic Development partners collaborative efforts targeted at recruiting businesses that can bring regional wealth for all to share.



Kelsee Jordan Lee
Planning & Economic
Development
Director



VACANT
Economic
Development
Manager



Isabella Ellis
Economic
Development
Specialist

CIBOLO ECONOMIC DEVELOPMENT CORPORATION (CEDC) BOARD

The Cibolo Economic Development Corporation (CEDC) promotes economic development and businesses in the City of Cibolo. The Cibolo Economic Development Corporation is a non-profit corporation created in 2007 by the citizens of Cibolo, under Chapters 501-505 of the Texas Local Government Code.

The CEDC's mission is to create primary jobs by attracting targeted industries and commercial developments to the City of Cibolo. The CEDC also works hard to retain and assist in the expansion of existing industries while creating a high quality of life for citizens.

The CEDC was also a recipient of the Texas Economic Development Council's (TEDC) Economic Excellence Recognition award for 2023. The Economic Excellence Recognition program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.



Patricia Qaiyyim
District 1
Secretary



Stosh Boyle
District 2



Kenderlynn Christophe
District 3



Derek Ottman
District 4



Marcus Mattingly
District 5
President



Cody Hicks
District 6
Treasurer



Justin Triesch
District 7
Vice President

DEVELOPMENT ACTIVITIES

“The main goal of economic development is improving the economic well being of a community through efforts that entail job creation, job retention, tax base enhancements and quality of life.” - International Economic Development Council.

With this in mind, staff focused on 3 key areas relating to economic development this past year (May 2023-May 2024):

Retention & Expansion



Workforce Development



Attraction



RETENTION & EXPANSION

BUSINESS RETENTION EFFORTS

Existing businesses and industries play an essential role in the overall economic health and quality of life in Cibolo. The vitality and growth of the existing business base is a fundamental component of our overall efforts to sustain and grow our community. The City's Business Retention and Expansion (BRE) Program supports the success and growth of existing businesses and industries. This program includes various business retention efforts performed by staff including:



**Business
Surveys**



**On-Site
Visits**



**Training
Resources**



**Funding
Opportunities**

From these efforts, staff observed the following highlights from the reporting period:

3.1/4

**Average
Business
Survey Rating**

35

**1-on-1
Business
Visits**

460

**Small Business
Training
Courses Shared**

+\$250k

**3rd Party Grant
Opportunities
Shared**

By actively engaging with businesses, staff can identify business owners' needs, address challenges, and provide tailored support, ultimately enhancing their competitiveness and resilience. These efforts not only help retain existing businesses, preserving jobs and economic activity, but also cultivate a thriving business ecosystem that attracts further investment and contributes to the overall vitality of the city.

The Cibolo Economic Development Corporation offers a Business Improvement Grant to eligible businesses in the Old Town District and FM 78 Corridor to help promote tourism in Cibolo. This geographic area includes most of downtown Cibolo, parts of FM 1103, and parts of FM 78; businesses that fall into this designated area are eligible to apply. These matching reimbursement grants assist small businesses with making exterior improvements to their properties to enhance the aesthetic charm of the Main Street and FM 78 corridor areas. The CEDC approved and/or distributed grants of up to \$15,000 for projects such as parking lot improvements, signage improvements, outdoor patio expansions, and storefront remodels to the following businesses:

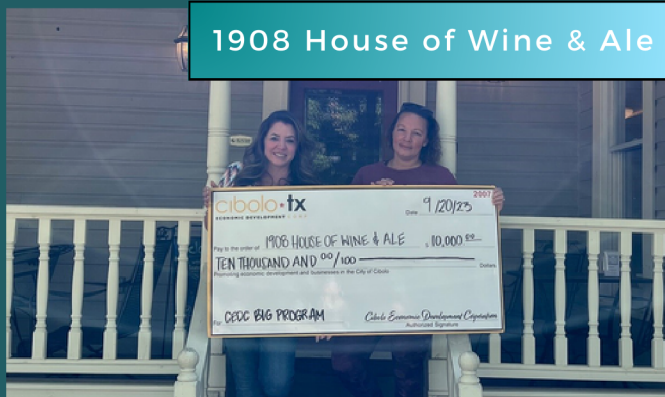
Mako's on the Creek



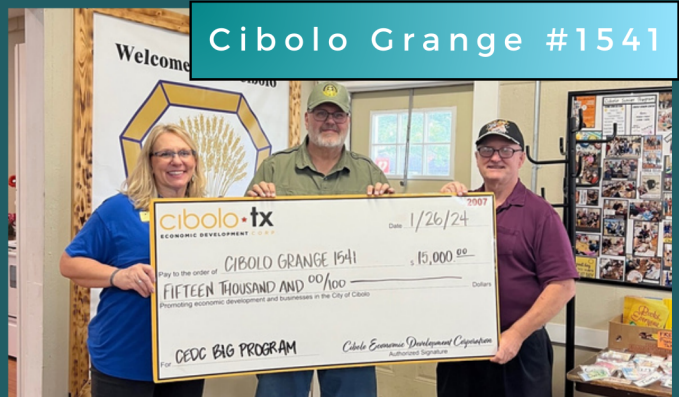
Catalano's Pizzeria



1908 House of Wine & Ale



Cibolo Grange #1541



R. Tackett Insurance Agency



Main 508 LLC



Not pictured:



In 2023, The City of Cibolo announced the second installment of a shop local program in partnership with Bludot called Open Rewards. With this rewards program, patrons shopping at select local businesses had the opportunity to earn 5% cash back in rebates on purchases during the holiday season, which ran from October 2023 -January 2024. Once the rewards were earned, shoppers had the ability to apply the rewards they earned towards purchases at other Cibolo businesses. With the completion of the second installment of the program, we are excited to share the successes we observed:



326
USERS



70
**PARTICIPATING
BUSINESSES**



80%
**OF USERS WERE
INFLUENCED TO SHOP
LOCAL DUE TO PROGRAM**



\$40,993
**TOTAL
ECONOMIC
IMPACT**



**SMALL BUSINESS
SATURDAY SAW
6X BOOST IN
PURCHASES**



39X
ROI

This program was free for businesses to participate in and provided an additional way for residents to continue supporting local. The City is looking forward to rolling this program out again next holiday season and will continue to look into creative ways to promote customers to shop locally.

WORKFORCE DEVELOPMENT

A group of approximately 15 young people, likely students, are posing for a photo in front of a white police vehicle. Some students are standing, while others are crouching in the front. A police officer is visible on the left side of the frame. The vehicle has "POLICE" written on its side. The entire image has a warm, orange-yellow tint. The text "WORKFORCE DEVELOPMENT" is overlaid in large, white, bold, sans-serif capital letters.

WORKFORCE DEVELOPMENT EFFORTS

The Schertz-Cibolo-Universal City Independent School District (SCUC-ISD) offers a Career & Technical Education (CTE) program as a way for students to prepare for the highly technological and competitive workplace of the 21st century. This program offers career and technical education in a variety of fields including Agriculture, Food, and Natural Resources; Architecture and Construction; Arts, Audio/Video Technology, and Communications; Business, Marketing and Finance; Education and Training; Health Science; Hospitality and Tourism; Human Services; Information Technology; Law, Public Safety, Corrections, and Security; Manufacturing; and Science, Technology, Engineering, Mathematics, and many more!

As a way to advise, assist, and provide advocacy for quality CTE programs, Cibolo's Economic Development Staff serves as officers on the SCUC-ISD's CTE Advisory Board. Advisory board members have the opportunity to learn more about the CTE program, and the instructors are able to increase their understanding of the job market, employers' needs and community opportunities.

The City of Cibolo also participated in SCUC-ISD's Job Shadow Day in March and April 2024. This program, sponsored through the local school district, connects high school students to see a "day in the life" of local companies and organizations by engaging in industry tours, active discussions, and hands-on activities. Over 30 students from the district took the time to explore careers in the City of Cibolo's Police and Fire Departments.



On a quarterly basis, the Cibolo Economic Development Corporation hosts a regional job fair in partnership with the Schertz Economic Development Corporation (Schertz EDC), The Greater New Braunfels Chamber of Commerce (GNBCC), and the Seguin Economic Development Corporation (Seguin EDC). Over the reporting period, 4 regional job fair events have been hosted and employers have connected with 700+ job seekers ready to launch their careers in various industries.

The next Regional Job Fair will be taking place May 30th, 2024 at the Schertz Civic Center. Job seekers can expect to find hundreds of openings in entry, intermediate and advanced-level positions in a wide range of industries including manufacturing, government, non-profit administration, tech, entertainment, public education, and more. This regional effort between Cibolo, New Braunfels, Seguin, and Schertz gives job seekers and employers the opportunity to connect and engage as exciting new positions become available in the area.



“Participating with our economic development partners in a coordinated job fair not only underscores the impressive mixture of employers that contribute to the economic health and opportunities of our cities, but also highlights the talent pool of individuals with diverse experiences and skills that set up our region for long-term success.” - Kelsee Jordan Lee, Planning & Economic Development Director for the City of Cibolo.

A group of approximately 15-20 people are gathered in front of a building with a corrugated metal roof. A sign above the entrance reads "Coco LeFor" in a cursive font. The group is holding a long blue ribbon, and several individuals are using scissors to cut it. The people are dressed in casual to semi-formal attire, including blazers, button-down shirts, and jeans. Some are waving at the camera. The entire image has a warm, orange-toned overlay. The word "ATTRACTION" is superimposed in large, white, bold, sans-serif capital letters across the center of the group.

ATTRACTION

ATTRACTION EFFORTS

Business Attraction is a large part of what the City of Cibolo's Economic Development department works towards. This past 12 months we saw a number of new businesses, including the ones identified below, join the Cibolo family and two businesses who are expanding their Cibolo facilities.

New Businesses



Expanding Businesses



In addition to regular meetings with commercial real estate agents and prospective business representatives, the City of Cibolo staff and CEDC regularly compete for site selection of new industries. Staff responded to 32 requests for information ("RFIs") from the State of Texas, greater:SATX, and the Texas EDConnection. One of these projects led to site visits and further discussions.

Staff continued to pursue relationships with key players in economic development that have the potential to attract substantial commercial and industrial developments in Cibolo. Three of these efforts focused on interacting with site selectors through the ICSC Red River Conference January 31 - February 2, a Familiarization ("FAM") Tour April 8 - 10, and ICSC Las Vegas May 19 - 21.

The ICSC event series is a regional multi-day gathering of innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play, and gather to life.

The FAM Tour, based around this year's solar eclipse event, was coordinated with the greater:SATX regional economic partnership and featured three high-impact days demonstrating the strengths and opportunities of the area and highlighting the attractiveness of the region for new corporate locations. Key factors considered by site selectors include availability of skilled labor, highway accessibility, availability of financing, available buildings/land, construction costs, and more.

Site selection consultants are often used by large companies when they are looking at a location for a relocation or expansion of their operations. Capitalizing on opportunities to keep Cibolo front-of-mind when these individuals are considering locations to recommend to their clients.



PLANNING FOR THE FUTURE

Economic Development Studies: The Cibolo Economic Development Corporation has conducted two studies in FY 24 - an Economic Development Strategic Plan and an IH-10 Corridor Plan. The plans support the City of Cibolo and CEDC in setting clear and attainable economic development objectives, prioritizing efforts based on community needs and available resources, and designing policies and programs to champion quality, sustainable development. These studies identify targeted industries for the City and the Cibolo EDC to specifically pursue and provide strategies for proactively preparing for future growth.

Cibolo-EDC Property: The Cibolo EDC also continues to explore opportunities and take steps to develop the approximately 16 acres of land along FM 78 adjacent to Niemietz Park. The FM 78 Corridor represents a strategic location for commercial development due to its proximity to residential areas, major transportation networks, and points of interest such as the Old Town District. The proposed development of 16 acres of commercial property has the potential to transform the corridor into a vibrant hub for retail, dining, and hospitality establishments.

A hotel feasibility study is actively being conducted, and the Cibolo EDC will continue to pursue the development based on the outcome of this and any future studies.

Owning commercial property provides the Cibolo EDC with the ability to ensure that quality development has a space to grow within the city. Rather than purely relying on market forces to determine what type of business may come, owning the property allows the Cibolo EDC to be intentional in selecting business types that are desirable in Cibolo and enhanced amenities.

The development of 16 acres of commercial property along the FM 78 Corridor holds significant potential to stimulate economic growth, create jobs, and enhance community livability. By capitalizing on market opportunities and addressing the evolving needs of consumers, the project can serve as a catalyst for revitalizing the corridor and fostering sustainable development in the region.



BE A PART OF OUR NEXT WAVE OF GROWTH!

17



CONTACT US



201 W. Loop 539,
Cibolo, TX 78108



210-659-1471



economicdevelopment
@cibolotx.gov



[https://www.cibolotx.gov/
economicdevelopment](https://www.cibolotx.gov/economicdevelopment)



City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Presentation on the 2023 Racial Profiling Report. (Chief Andres)

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Discussion/Action	Item: 15I
From		
Thedrick Andres, Chief of Police		

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The Police Department will provide an overview of the 2023 Racial Profiling Report and statistical data associated with this presentation.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[2023 Racial Profiling Report Full.pdf](#)

[PD Overview and Racial Profiling Report 2023_Presentation CC Meeting.pdf](#)

Racial Profiling Report | Full

Agency Name: CIBOLO POLICE DEPARTMENT
Reporting Date: 02/22/2024
TCOLE Agency Number: 187201

Chief Administrator: THEDRICK R. ANDRES SR

Agency Contact Information:
Phone: (210) 858-3207
Email: tandres@cibolotx.gov

Mailing Address:
162 E LOOP 539
CIBOLO, TX 78108-4172

This Agency filed a full report

CIBOLO POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the CIBOLO POLICE DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the CIBOLO POLICE DEPARTMENT if the individual believes that a peace officer employed by the CIBOLO POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the CIBOLO POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the CIBOLO POLICE DEPARTMENT policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The CIBOLO POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: JOHN L. WELLS
LIEUTENANT

Date: 02/22/2024

Total stops: 2085

Street address or approximate location of the stop

City street	1883
US highway	7
County road	60
State highway	84
Private property or other	51

Was race or ethnicity known prior to stop?

Yes	20
No	2065

Race / Ethnicity

Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	442
White	1043
Hispanic / Latino	536

Gender

Female 856

Alaska Native / American Indian	2
Asian / Pacific Islander	28
Black	181
White	448
Hispanic / Latino	197

Male 1229

Alaska Native / American Indian	4
Asian / Pacific Islander	30
Black	261
White	595
Hispanic / Latino	339

Reason for stop?

Violation of law 112

Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	28
White	46

Hispanic / Latino	35
Preexisting knowledge	23
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	3
White	14
Hispanic / Latino	4
Moving traffic violation	1594
Alaska Native / American Indian	4
Asian / Pacific Islander	48
Black	338
White	796
Hispanic / Latino	408
Vehicle traffic violation	356
Alaska Native / American Indian	2
Asian / Pacific Islander	5
Black	73
White	187
Hispanic / Latino	89
Was a search conducted?	
Yes	38
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	13
White	13
Hispanic / Latino	12
No	2047
Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	429
White	1030
Hispanic / Latino	524
Reason for Search?	
Consent	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	4

Hispanic / Latino	3				
Contraband	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Probable	23				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	12				
White	5				
Hispanic / Latino	6				
Inventory	0				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
Incident to arrest	8				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	1				
White	4				
Hispanic / Latino	3				
Was Contraband discovered?					
Yes	22				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	11	Yes	2	No	9
White	6	Yes	1	No	5
Hispanic / Latino	5	Yes	1	No	4
No	16				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	2				
White	7				
Hispanic / Latino	7				

Description of contraband	
Drugs	15
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	5
Hispanic / Latino	3
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Stolen property	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Other	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	0
Hispanic / Latino	1
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	1163
Alaska Native / American Indian	5
Asian / Pacific Islander	30
Black	249
White	603
Hispanic / Latino	276
Citation	909
Alaska Native / American Indian	1
Asian / Pacific Islander	28
Black	189
White	434
Hispanic / Latino	257
Written warning and arrest	12
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	5
Hispanic / Latino	3
Citation and arrest	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	9
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	3
White	4
Hispanic / Latino	2
Violation of Traffic Law	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	2085
Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	442
White	1043
Hispanic / Latino	536

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	<input checked="" type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Cibolo Police Department

Annual Racial Profiling Report

Presented By: Thedrick Andres

May 14, 2024



Presentation Overview

- Annual Racial Profiling Report

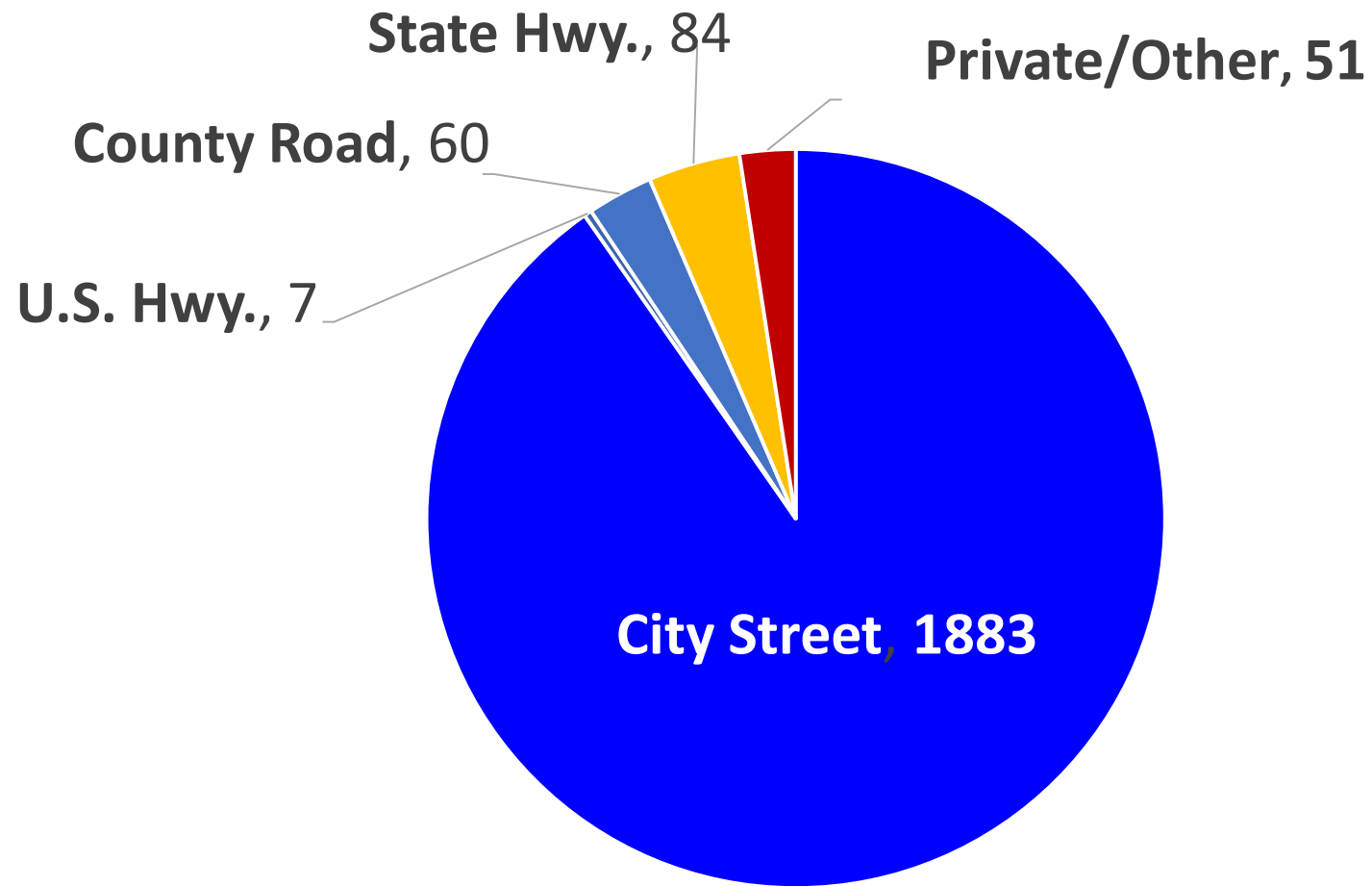


Council Feedback

Does council have any questions about the information provided during this presentation?



Total Traffic Stops: 2085

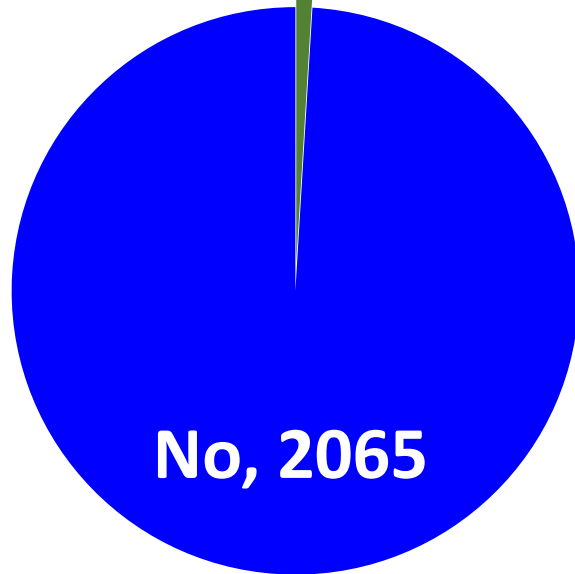


Street Address or Approx. Location of Stop



Total Traffic Stops: 2085

Yes, 20



Was Race or Ethnicity Known

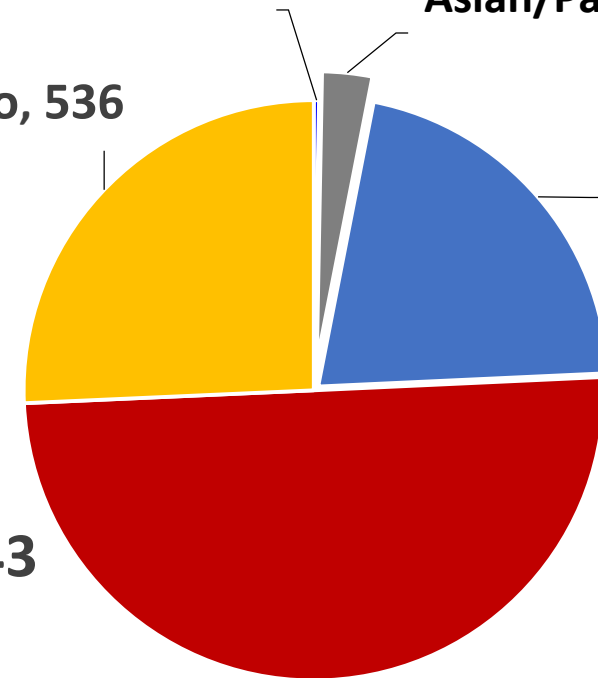
Alaska/Native American/Indian, 6

Hispanic/Latino, 536

Asian/Pacific Islander, 58

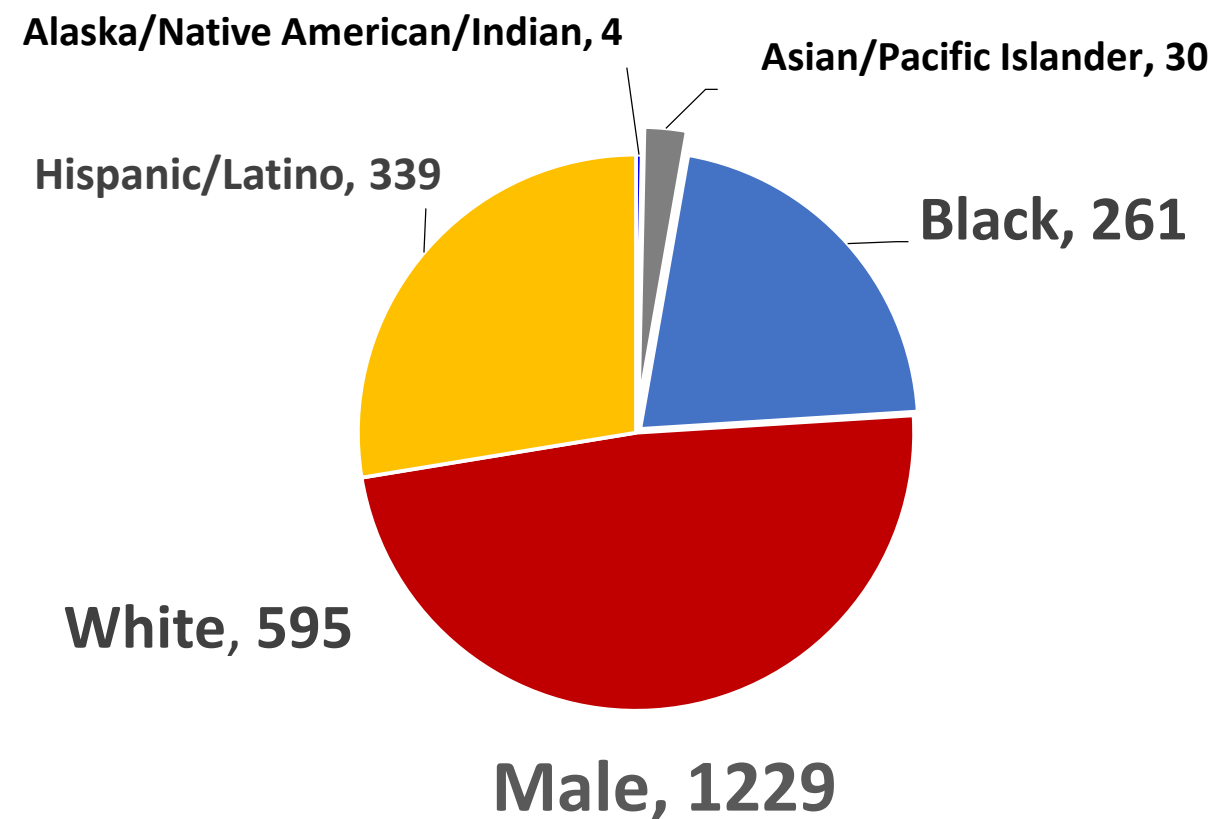
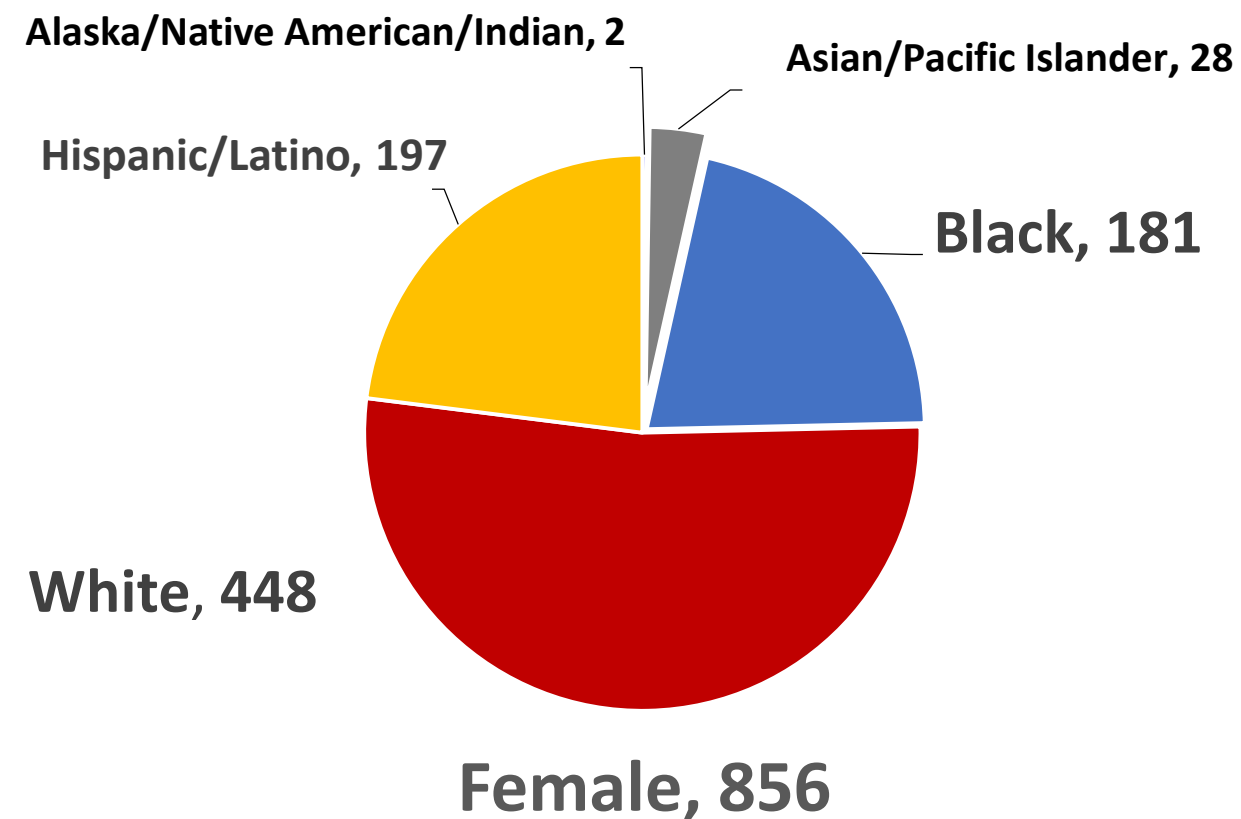
Black, 442

White, 1043

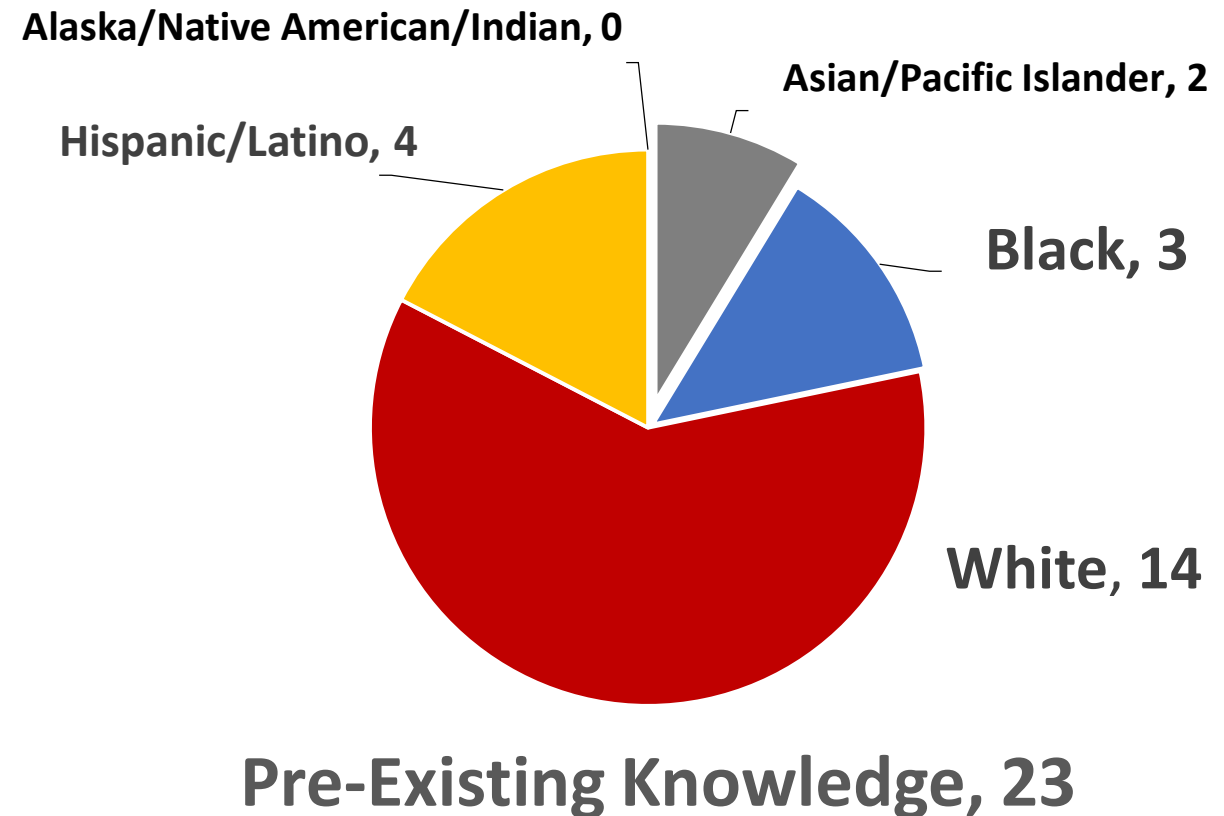
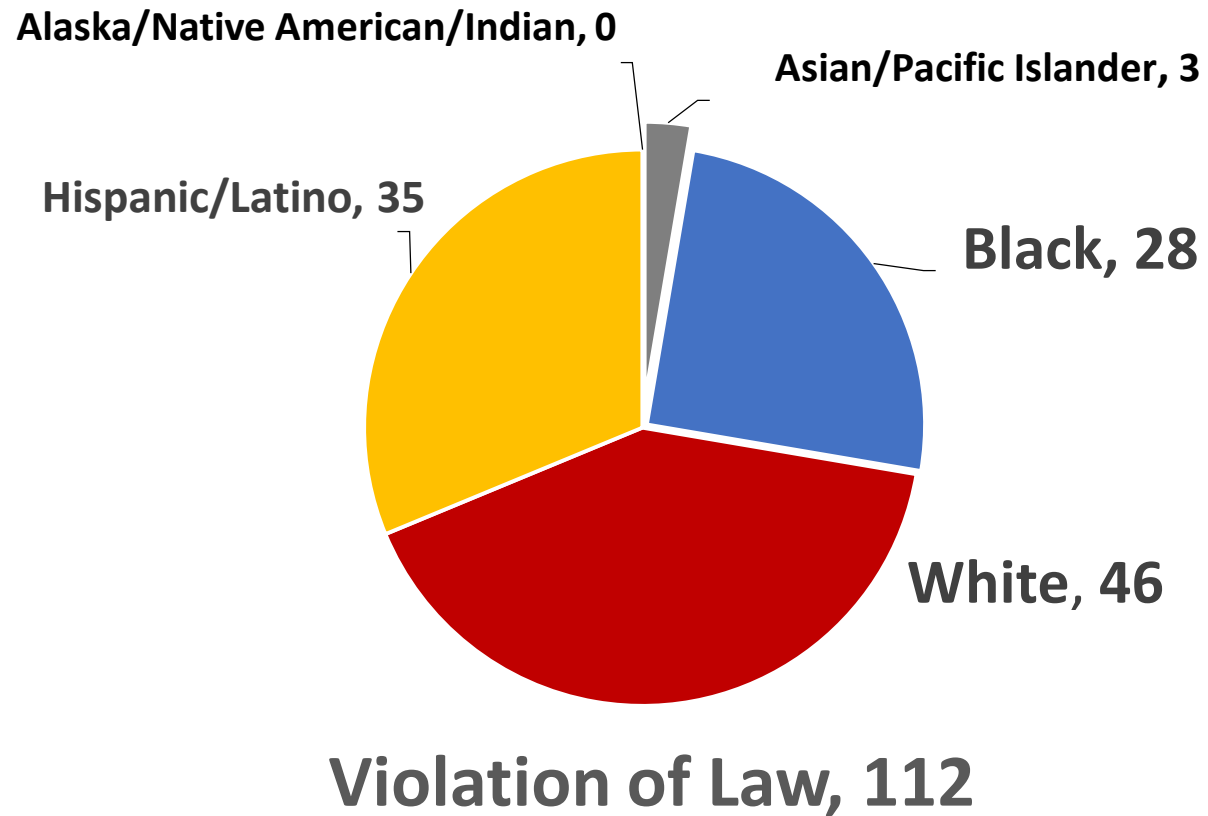


Race/Ethnicity

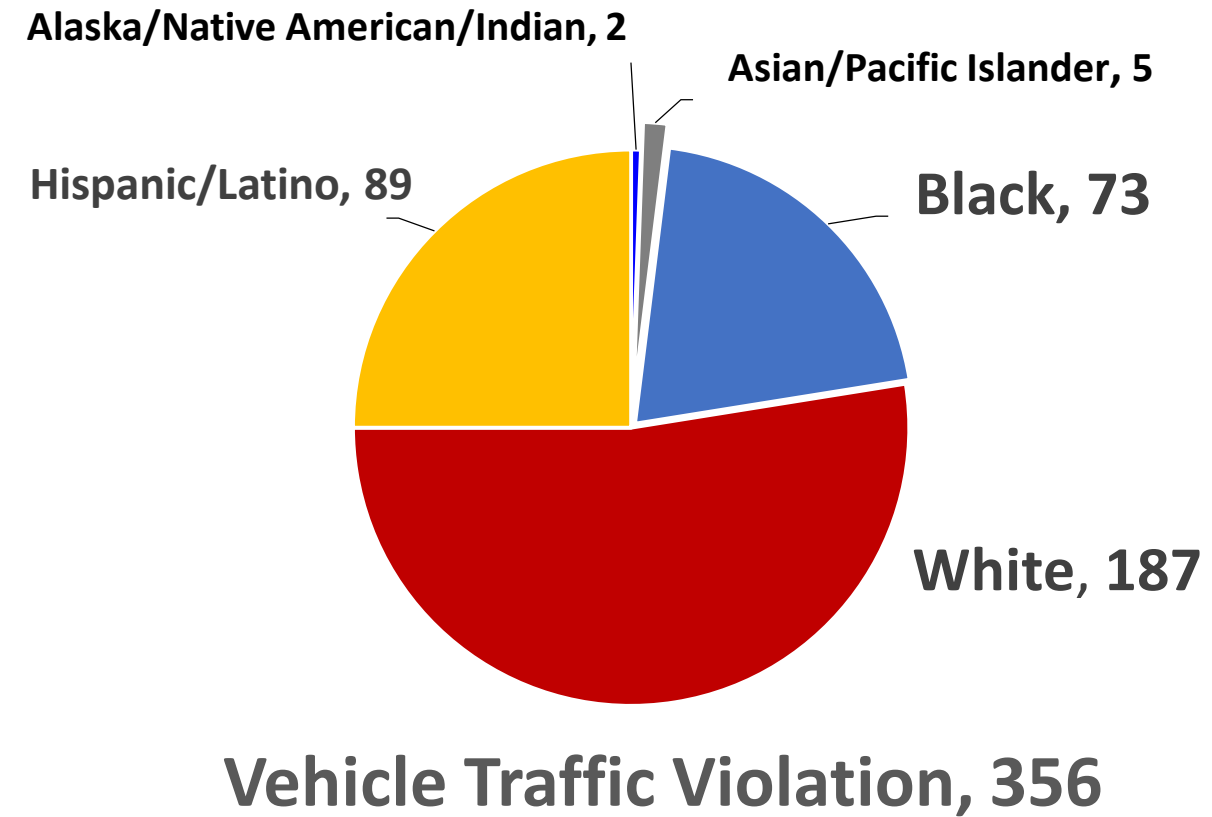
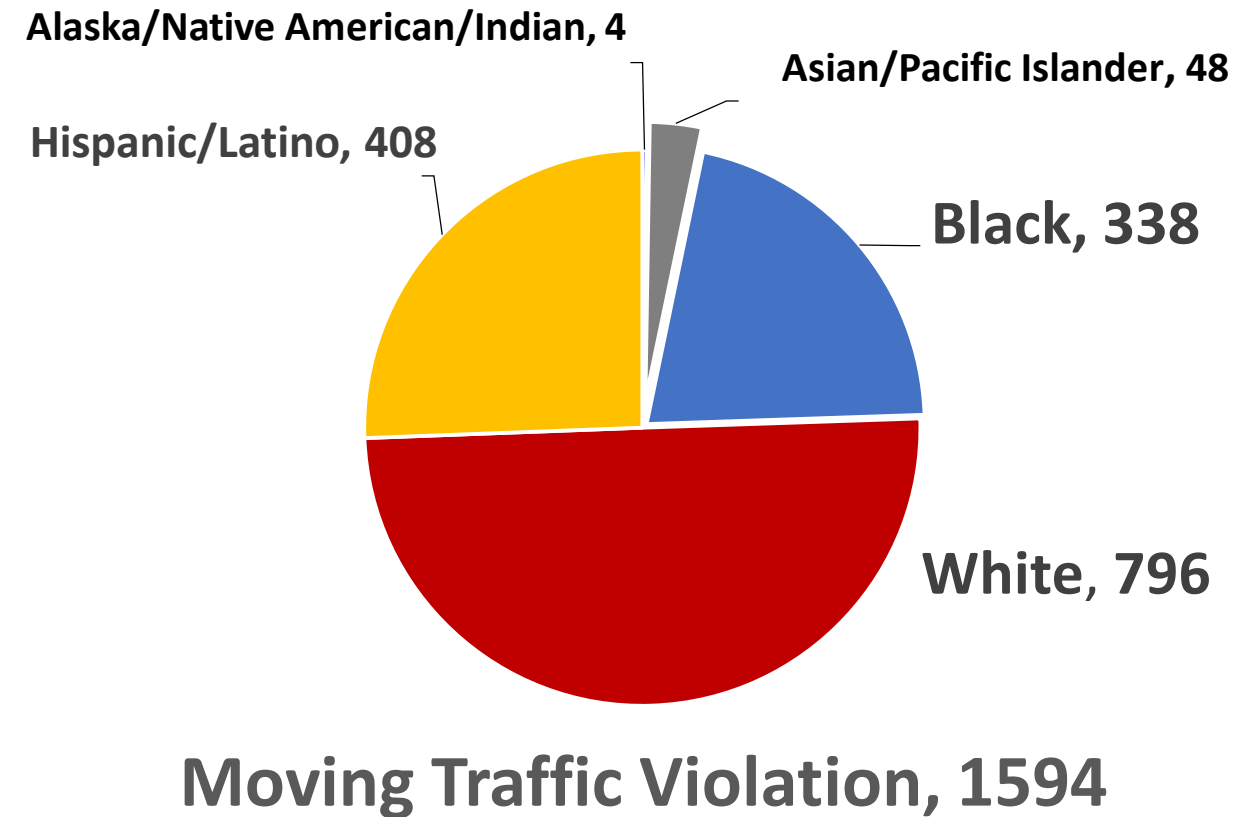
Gender



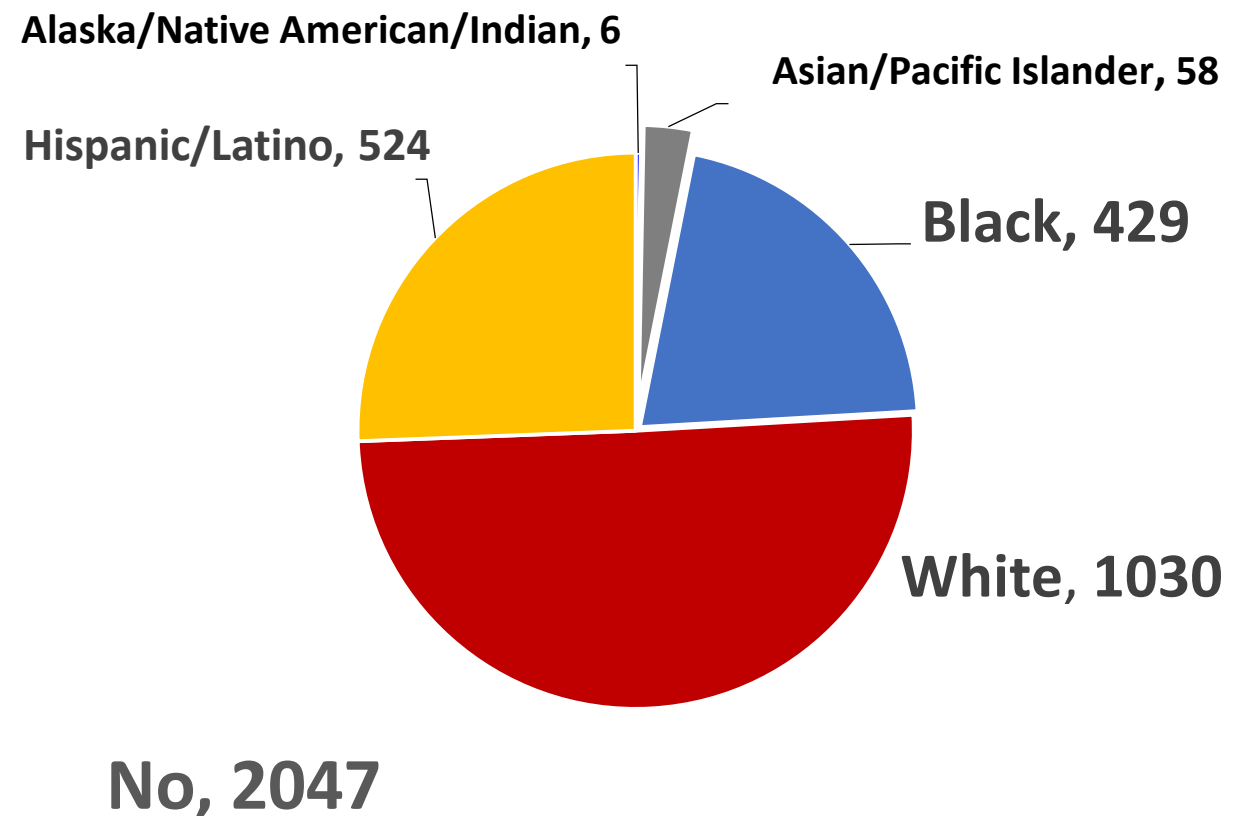
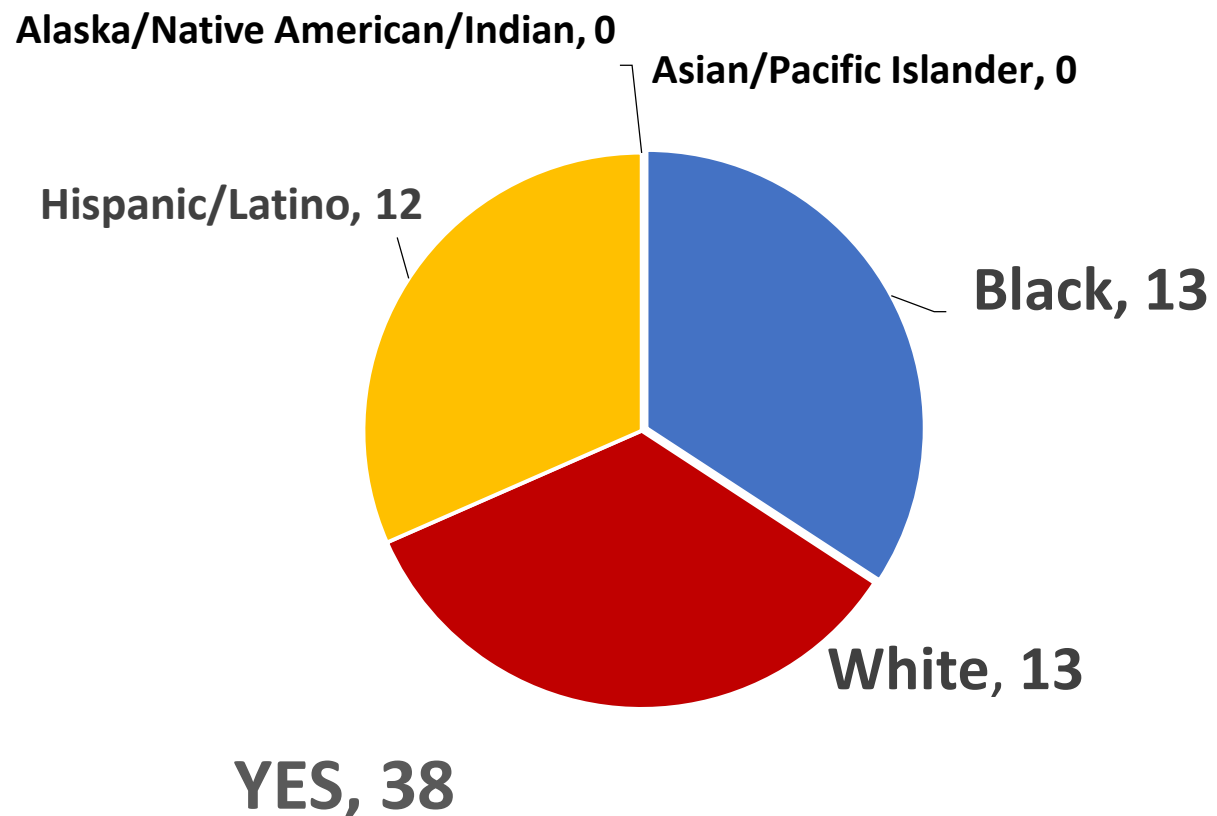
Reason for Stop



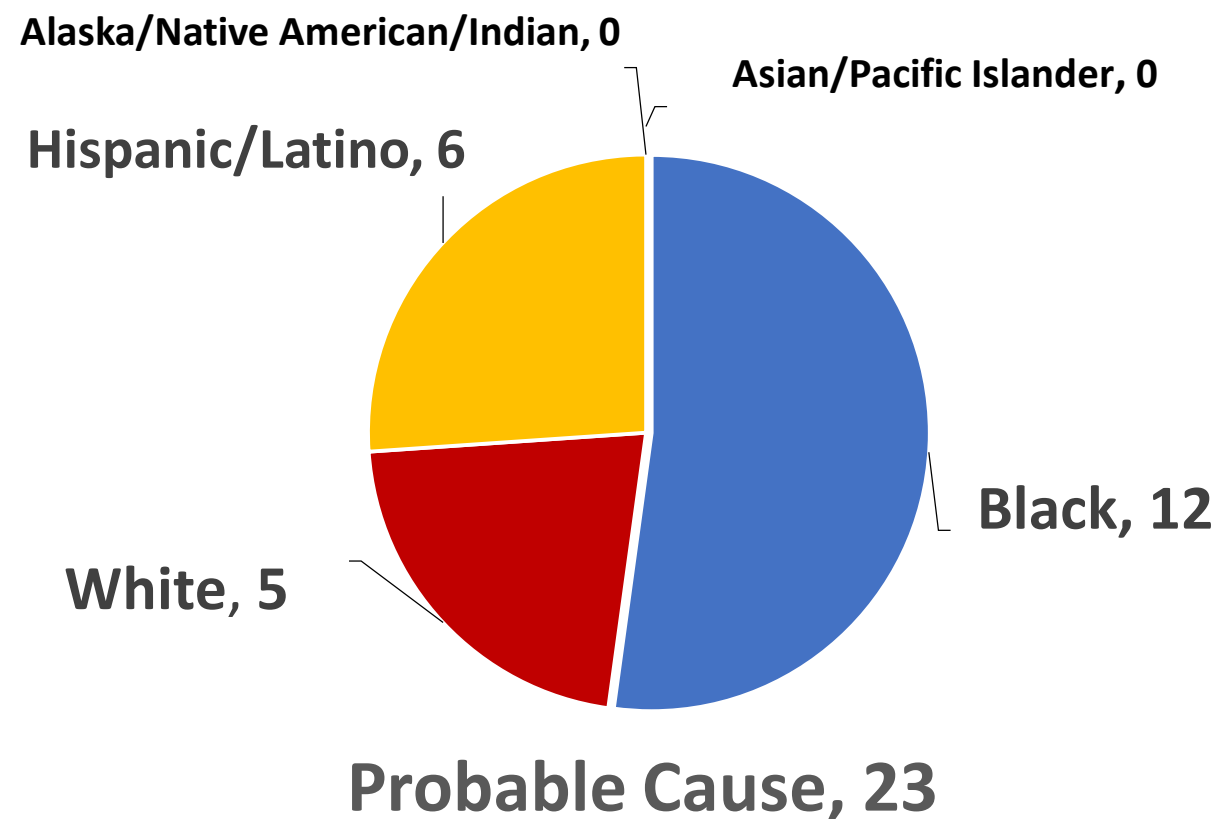
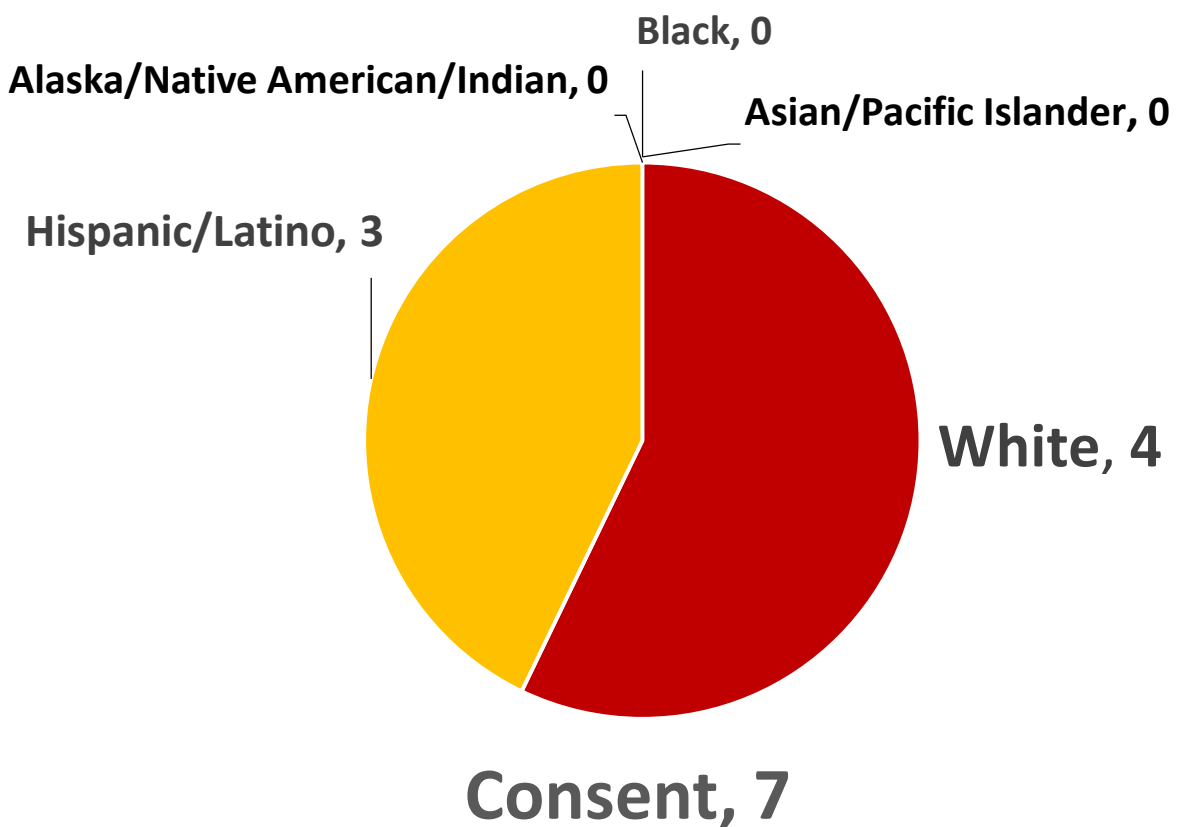
Reason for Stop



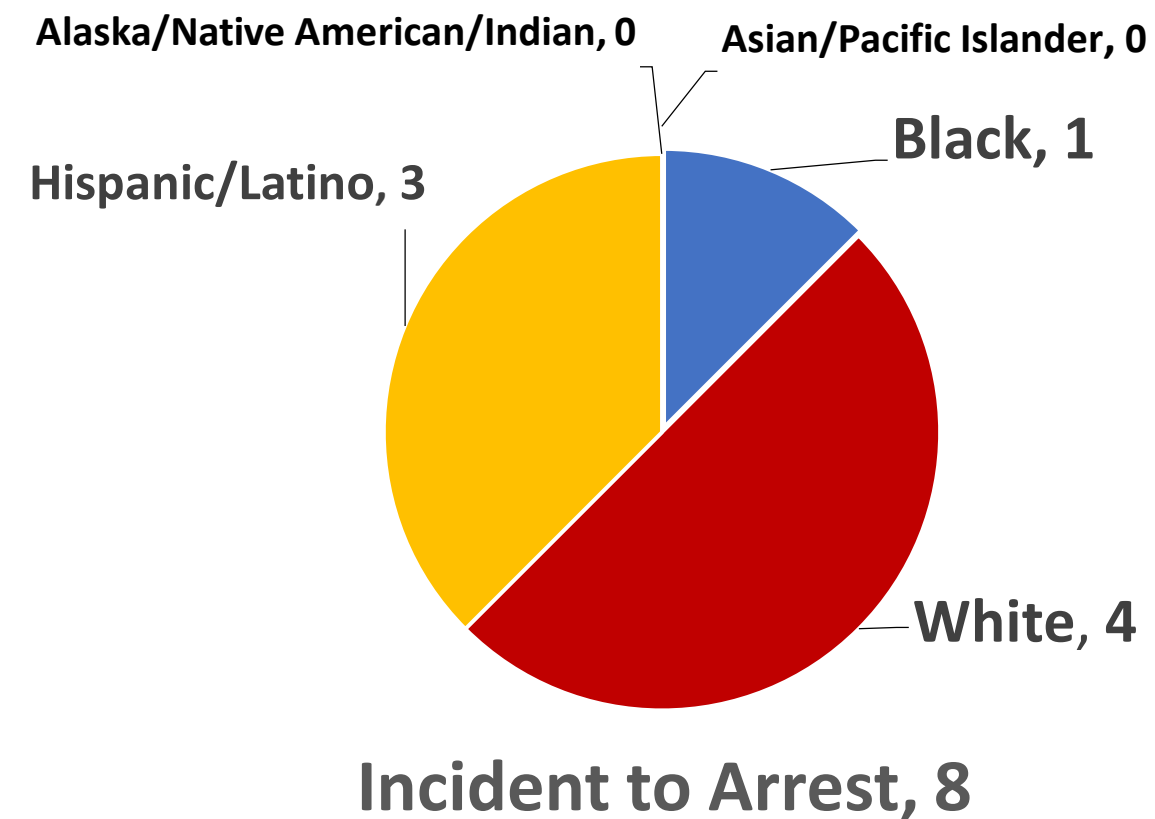
Was a Search Conducted?



Reason for Search



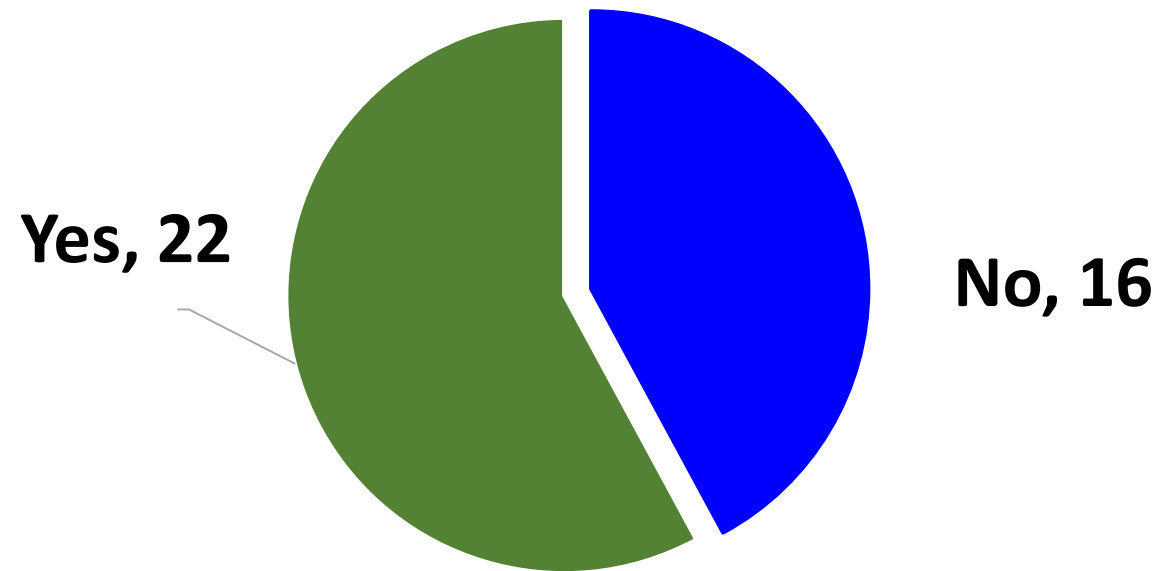
Reason for Search



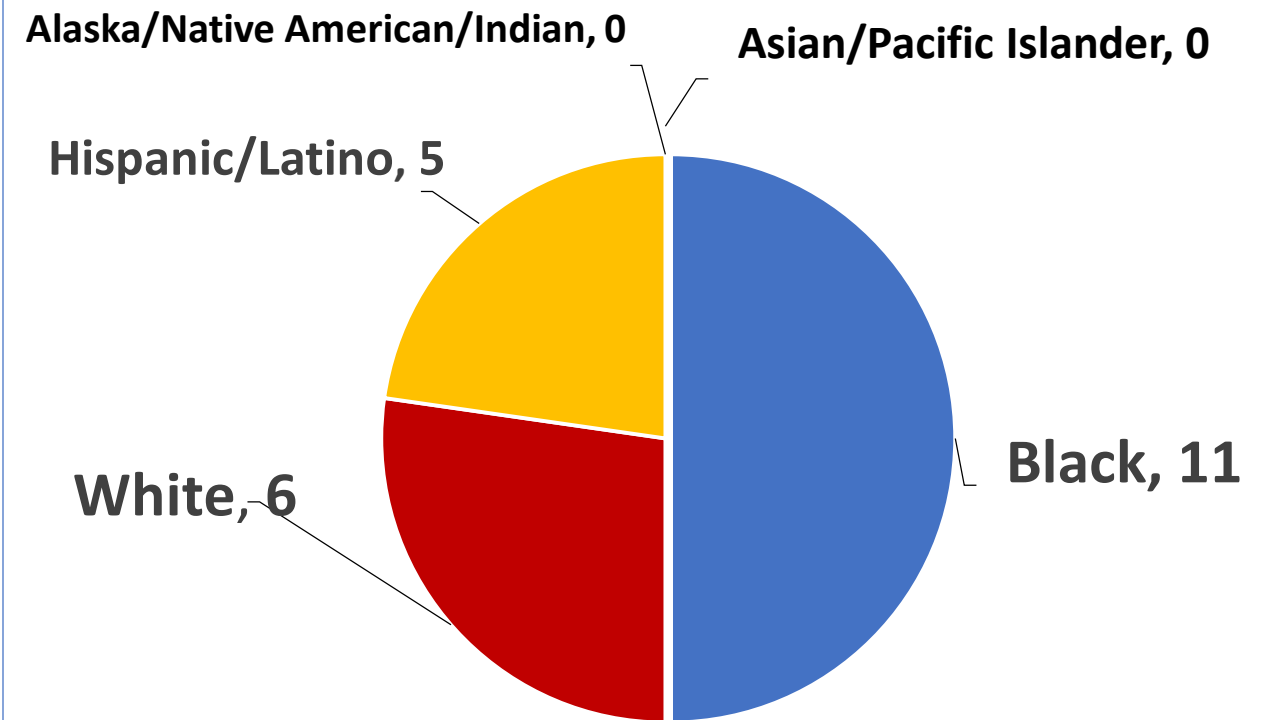
Contraband in Plain View, 0

Inventory, 0

Was Contraband Discovered?

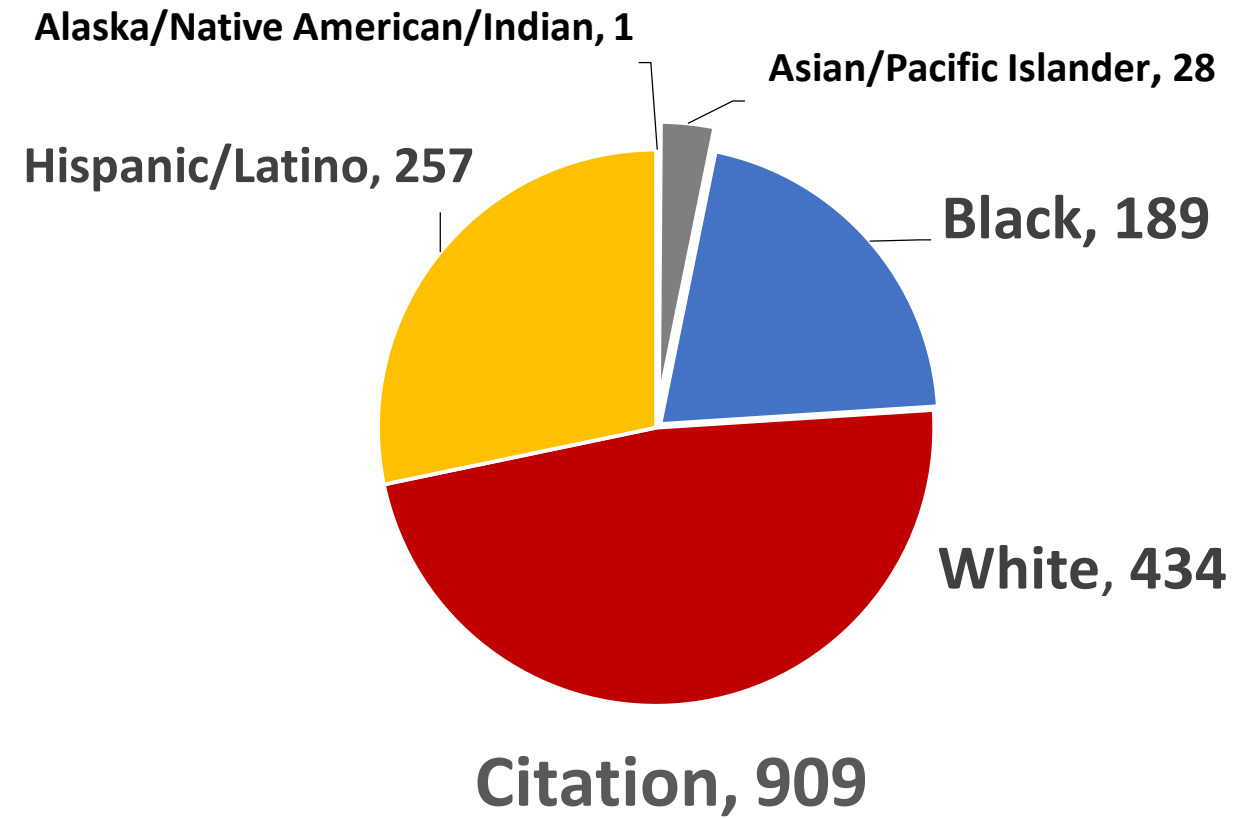
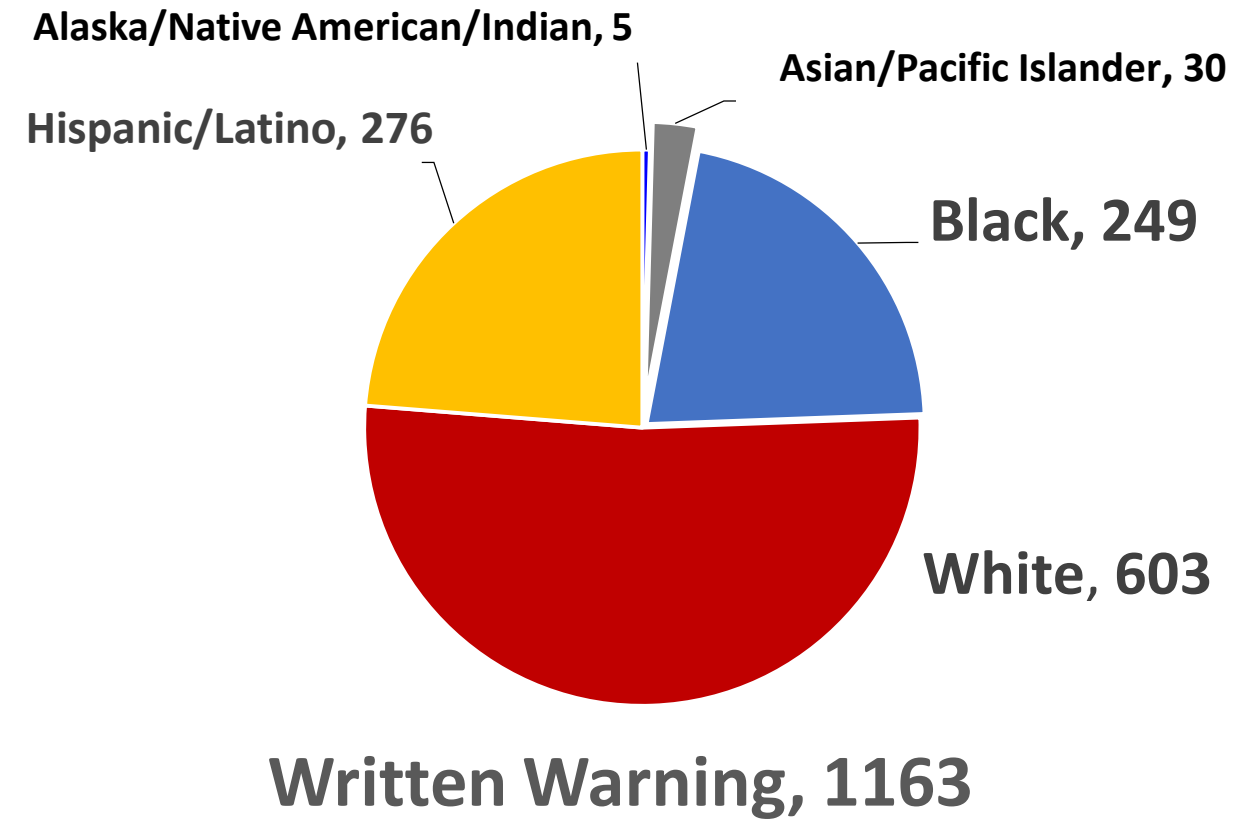


Was Contraband Discovered?

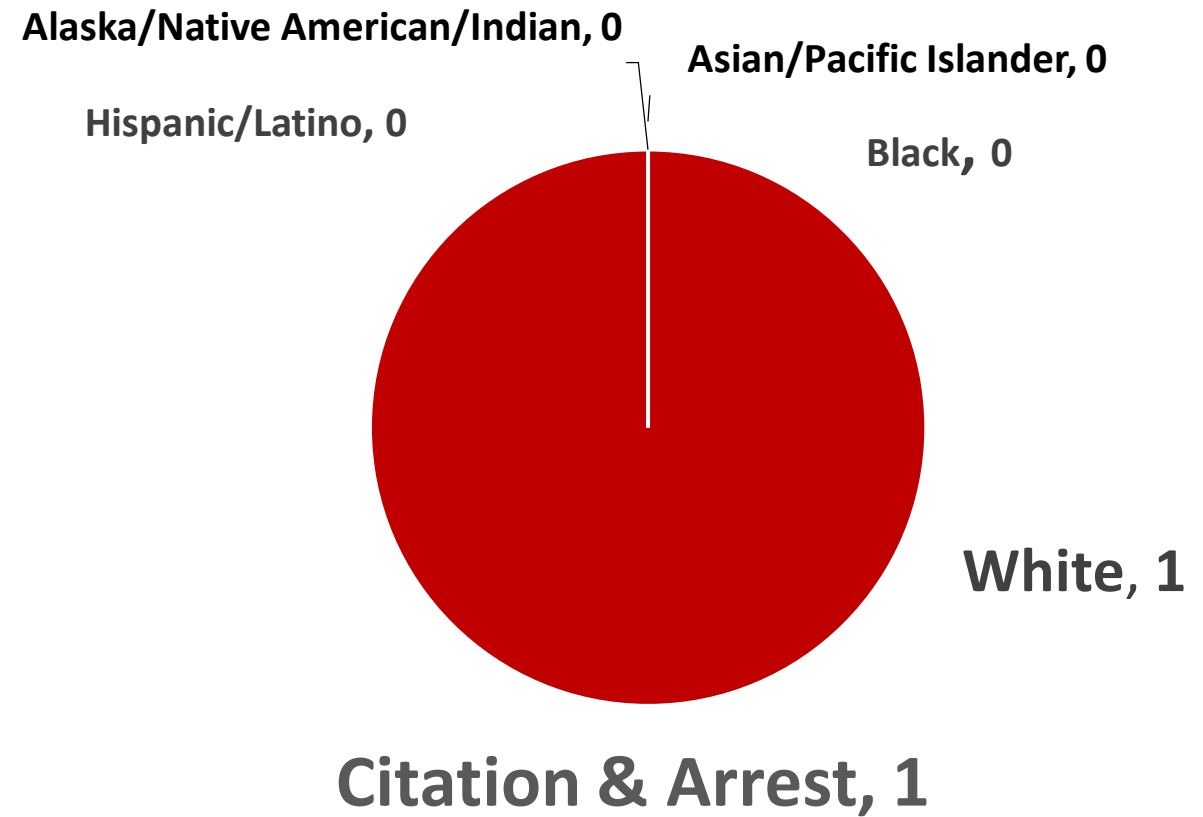
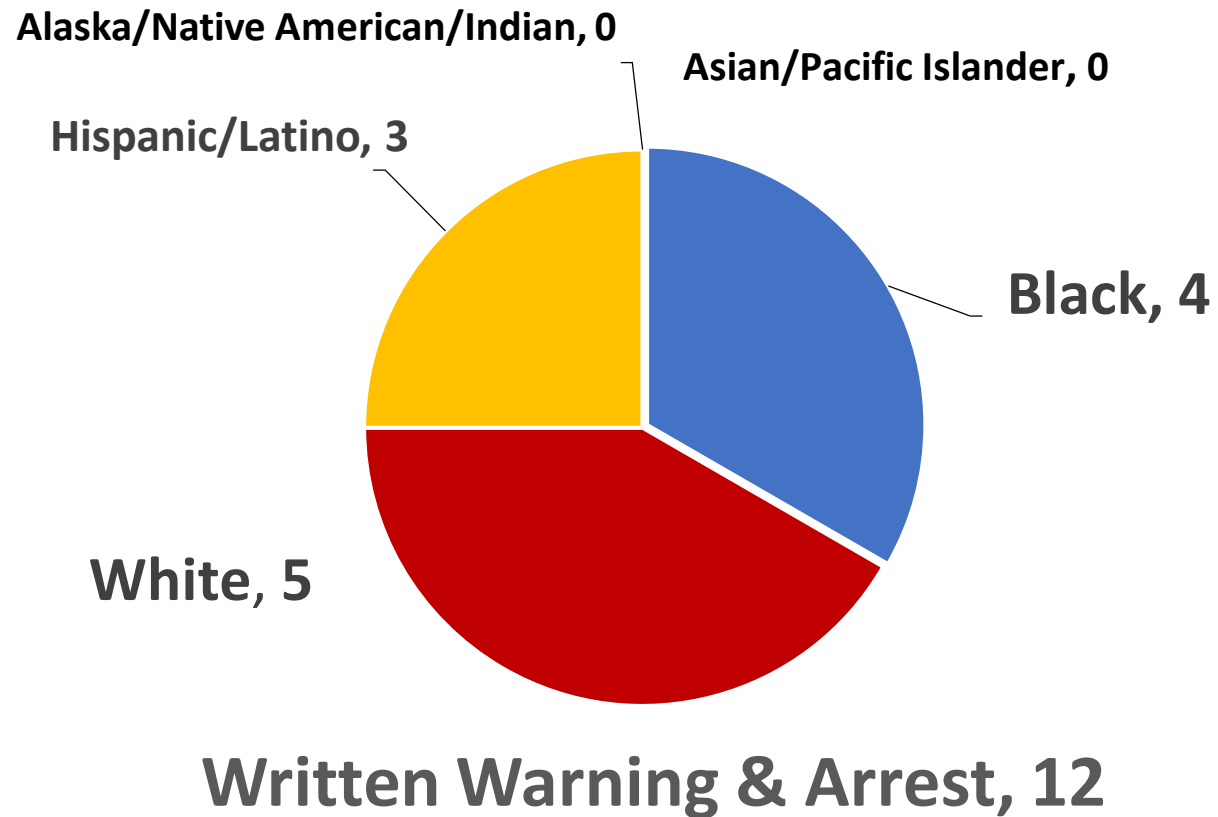


Race/Ethnicity

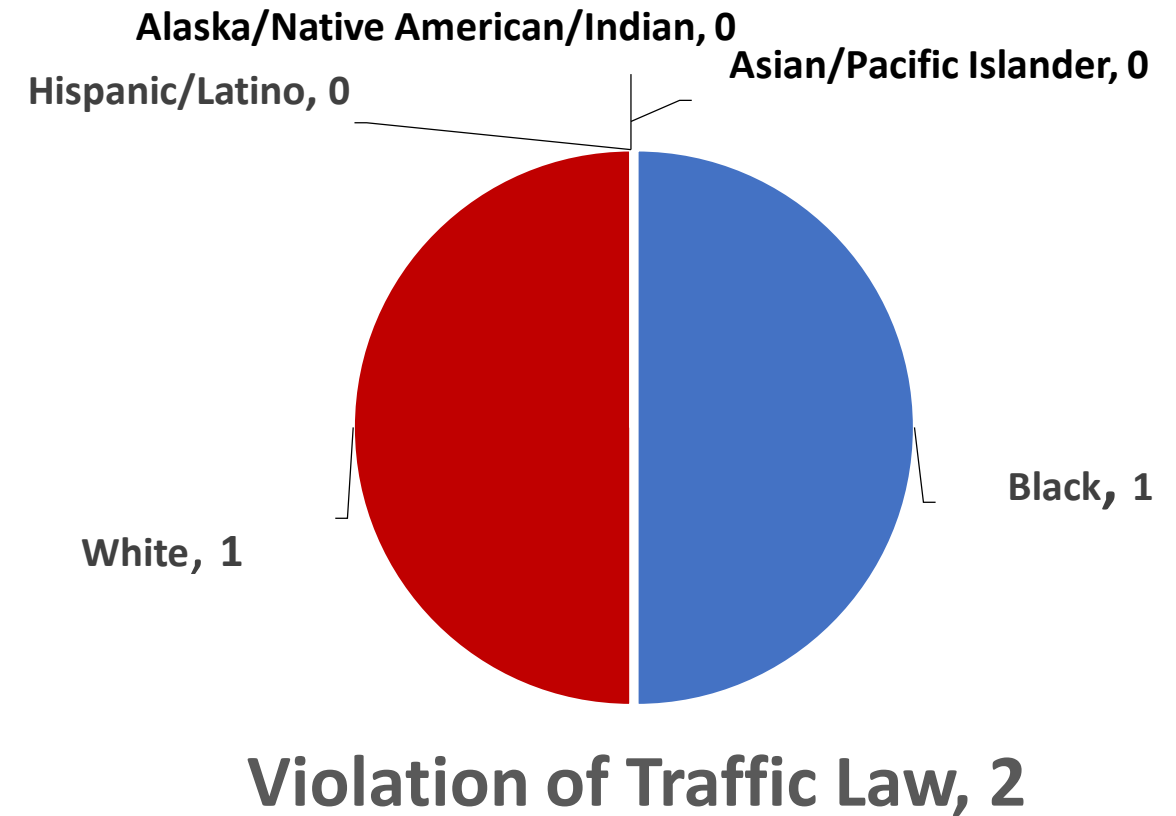
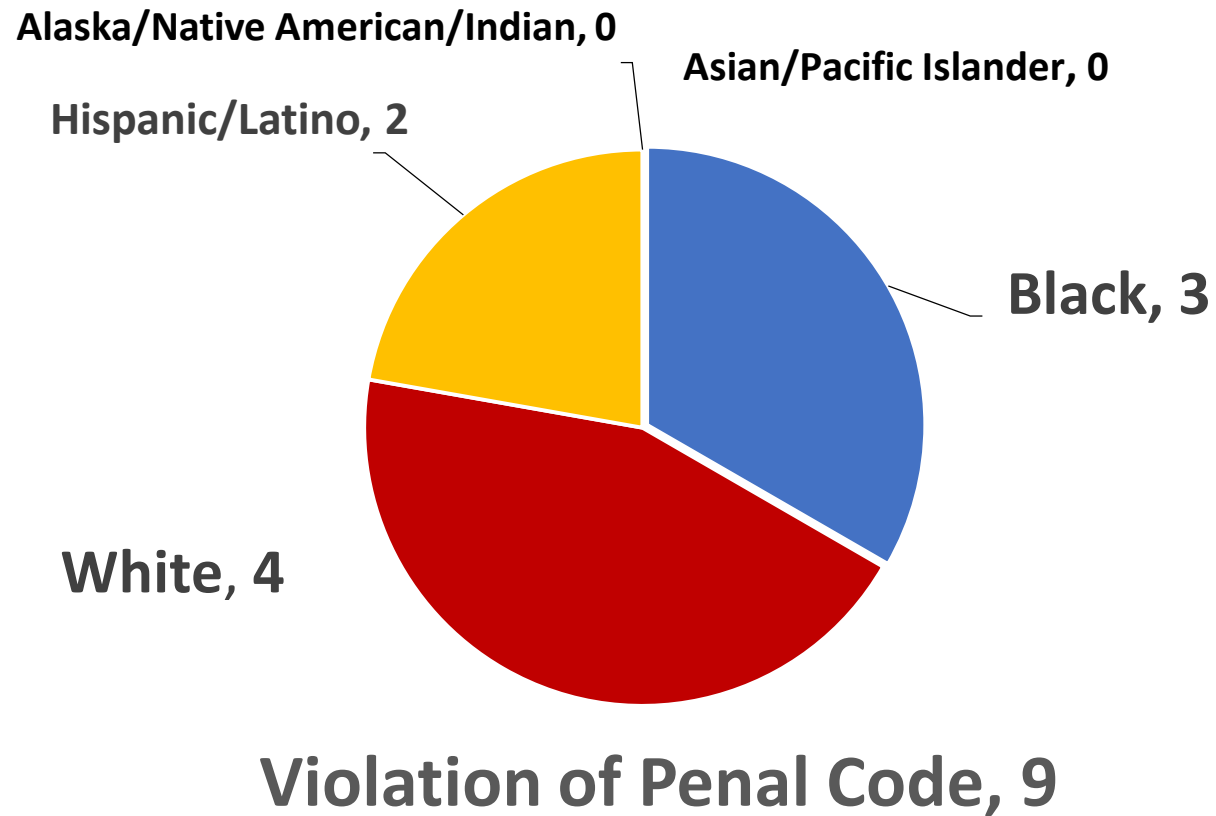
Result of Stop



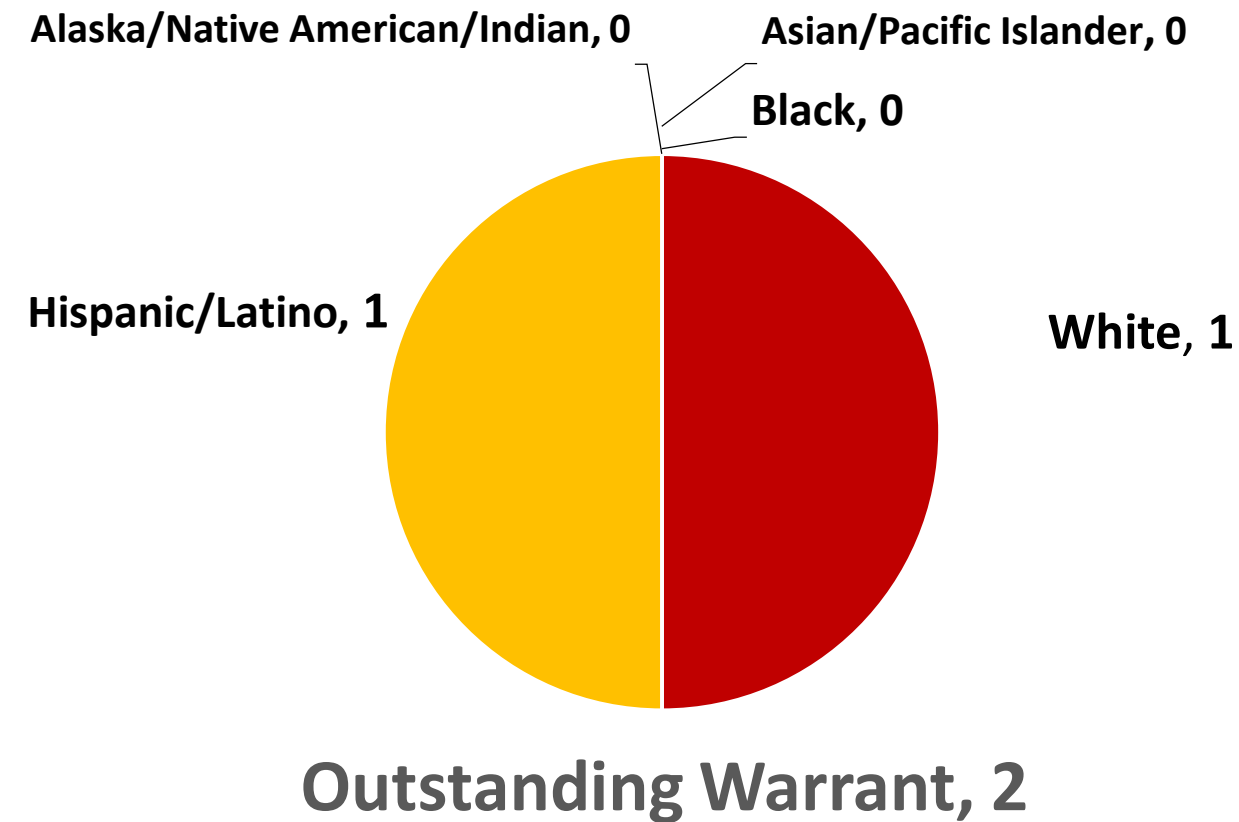
Result of Stop



Arrest Based On



Arrest Based On



Violation of City Ordinance, 0

Total Traffic Stops: 2085

Number of complaints of racial profiling

Total

0

Resulted in disciplinary action

0

Did not result in disciplinary action

0

Comparative Analysis

Use TCOLE's auto generated analysis



Use Department's submitted analysis



THANK YOU!





City of Cibolo

City Council Regular Meeting Staff Report

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, May 14, 2024, 6:30 PM	Discussion/Action Item: 15M
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

[Calendars.pdf](#)

May





2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Parks Meeting 6:30pm	2	3	4
5	6	7	8 Municipal Court 12pm-5pm P&Z Meeting 6:30pm	9 Northeast Partnership 11:30am Historical Meeting 6:30pm	10 Summer Nights-Touch a Truck	11
12	13	14 Council Meeting 6:30pm	15	16 EDC Meeting 6:30pm	17	18
19	20	21 Chamber Luncheon 11:15am	22 Municipal Court 12pm-5pm	23	24	25
26	27 City Offices Closed 	28 Council Meeting 6:30pm	29 BOA Meeting 6:30pm	30	31	

June



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Parks Meeting 6:30pm	6	7 Summer Nights – Fishing Tournament	8
9	10	11 Council Meeting 6:30pm	12 Municipal Court 12pm- 5pm P&Z Meeting 6:30pm	13 Historic Committee Meeting 6:30pm	14 Flag Day Ceremony gam 	15
16	17	18 Budget Workshop	19 City Offices Closed 	20 EDC Meeting 6:30pm	21	22
23	24	25 Council Meeting 6:30pm	26 Municipal Court 12pm- 5pm	27	28	29
30						



City of Cibolo

City Council Regular Meeting Staff Report

Adjourn Meeting

Meeting	Agenda Group	
Tuesday, May 14, 2024, 6:30 PM	Adjournment	Item: 16A
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