



"City of Choice"

City Council Meeting

Tuesday, November 18, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 50 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Recognition of Service

5.A. Mark Allen, Mayor

6. Oath of Office

6.A. Randy Roberts, Place 2

6.B. Kara Latimer, Mayor

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 including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

8. Consent Agenda - Consent Items (General Items)

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

- 8.A. Approval of the minutes of the City Council Workshop held on October 27, 2025.
- 8.B. Approval of the minutes of the Regular City Council Meeting held on October 27, 2025.
- 8.C. Approval of the minutes of the Special City Council Meeting held on November 6, 2025.
- 8.D. Approval of the Preliminary Plat of Cibolo Farms Unit 4.

9. Staff Update

9.A. Administration

- a. Capital Improvement Program – Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road Water Main Extension *FM 78 – Water Main Extension *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Deer Creek Drainage Improvements *Town Creek Trail
- b. RFP's, RFQ's, RFB's, and ITB's
- c. Update on City Council Workshop (12/9)
- d. City Holiday Events
- e. Thanksgiving Luncheon (11/20)
- f. Annual Employee Awards Event (12/12)
- g. Staff Travel

9.B. Police Department

9.C. Fire Department

9.D. Quarterly Report on the use of See Click Fix (Mr. Beekman)

9.E. Presentation on the Status of Grant Opportunities. (Ms. Martinez)

10. Discussion/Action

10.A. Discussion/Action to Approve a request to increase the Height of Light Standard from 35-feet to 42-feet as provided in 2024 Unified Development Code, Article 7. Environmental Performance Standards, Section C. General Standards, on the following tracts: ABS: 313 SUR: G TORRES 126.443 AC, ABS: 313 SUR: G TORRES 2.011 AC. (Mr. Vasquez)

10.B. Discussion/Action on casting votes on the Official Ballot to appoint Board of Directors for the Guadalupe Appraisal District. (Ms. Cimics)

10.C. Discussion/Action on the City of Cibolo Employee Handbook Review. (Ms. Taplin)

10.D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Foxbrook Unit 5. (Mr. Otto)

10.E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Steele Creek Unit 3B. (Mr. Otto)

10.F. Discussion/Action on the Final Plat of Venado Crossing Unit 4. (Mr. Spencer)

10.G. Discussion/Action on the Backflow Prevention Program (Mr. Haddad)

10.H. Discussion/Update pertaining to THC sales past the legal limit in the City of Cibolo. (Councilwoman Sanchez-Stephens/Councilman Hicks)

10.I. Discussion/Action on the submission of a Public Project through Union Pacific Railroad for a sidewalk crossing on Main Street and Authorize the City Manager to enter into a Reimbursement Agreement. (Mr. Reed)

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

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

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

11. Ordinances

11.A. Approval/Disapproval of an Ordinance of the City of Cibolo calling for a Run-Off Election on December 13, 2025, for Place 3 and At-Large Place 7. (Ms. Cimics)

11.B. Approval/Disapproval of an Ordinance amending the City's Fee Schedule. (Mr. Reed)

12. Resolutions

12.A. Approval/Disapproval of a Resolution Approving a Bond Order Adopted by the Board of Directors of the Cibolo Creek Municipal Authority authorizing the Issuance of Obligations Designated as "CIBOLO CREEK MUNICIPAL AUTHORITY CONTRACT REVENUE BONDS, SERIES 2025 (SOUTH WASTEWATER TREATMENT PLANT EXPANSION PROJECT)" Pursuant to a Delegated Sale; Approving, Ratifying, Reconfirming, and Readopting the provisions of a Regional Wastewater Treatment Contract; Authorizing the Mayor, the Mayor Pro Tem, the City Manager, and the City Secretary of the City of Cibolo, Texas to execute on behalf of the City of Cibolo, Texas all documents in connection with this transaction; and other matters in connection therewith. (Mr. Reed)

12.B. Approval/Disapproval of a Resolution of the City Council expressing support for the MPO Pedestrian Bridge and Trail Connectivity Project and Authorizing Submission of an Application under the Texas Department of Transportation (TXDOT) Senate Bill 1555 Off-System Rail Grade Separation Program. (Ms. Martinez)

12.C. Approval/Disapproval of a Resolution of the City Council expressing support for the Submission of Applications to the Texas Department of Transportation (TXDOT) under the Senate Bill 1555 Grant Program including the FM78 & Country Lane Rail Separation Project. (Ms. Martinez)

12.D. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas, ordering and declaring the November 2025 Charter Amendments, as approved by the voters of the City of Cibolo, adopted. (Ms. Cimics)

13. Executive Session

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

13.A. Discussion on Strategic Partnership Agreement with proposed Bolton Road MUD.

14. Open Session

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

15. Adjournment

15.A. Adjourn Meeting

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

Peggy Cimics, TRMC

City Secretary

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

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

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

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ___ day of _____ 2025.

Name and Title



Date Posted: November 12, 2025 04:24 pm



City Council Regular Meeting Staff Report

A. Mark Allen, Mayor

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Recognition of Service Item: 5A.
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



City Council Regular Meeting Staff Report

A. Randy Roberts, Place 2

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Oath of Office 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



City Council Regular Meeting Staff Report

B. Kara Latimer, Mayor

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Oath of Office 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



City Council Regular Meeting Staff Report

A. Approval of the minutes of the City Council Workshop held on October 27, 2025.

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[102725 Council Workshop Minutes.pdf](#)



CITY COUNCIL WORKSHOP
Cibolo Municipal Building
200 S. Main Street
October 27, 2025
5:00 PM – 6:20 PM

Minutes

1. **Call to Order** – Workshop was called to order by Mayor Pro-Tem Roberts at 5:07 p.m.
2. **Roll call and Excused Absences** – Members Present: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Members Absent: Mayor Allen. Councilman D. Roberts made the motion to excuse the absence of Mayor Allen. The motion was seconded by Councilman McGlothlin. For: All; Against: None. The motion carried 7 to 0.
3. **Discussion/Direction**
 - A. Presentation/Discussion on the South Cibolo Wastewater Plan.

The purpose of this item was to explain the Capital Improvement Program to provide wastewater to the South Cibolo Service Area. The briefing also wanted to ensure City Council understands the Wastewater Service Area, Service Basins, and Growth Areas. Council was briefed on identify the next steps and timeline, including presenting the final plan for adoption, impact fee study in mid-2026, and design for Project 1. This item will come back to council either in November or December.
 - B. Presentation/Discussion on the Utility Rate Plan Study performed by Willdan Financial Services.

The City Council was briefed on the background on rates. The average utility rate has been increasing 5-6% per year, trend expected to continue. Council received information on current year's Water and Wastewater Accounts and Historical and forecast Water and Wastewater Accounts. City Council was briefed on a 3-year rate plan with first adjustment in January 2026 and additional adjustments in October 2026 and October 2027. The city has the option of extending the proposal to a 5-year plan.
4. **Adjournment** – Councilman Hicks made the motion to adjourn the Workshop at 6:02 p.m. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 18TH DAY OF NOVEMBER 2025.

Mayor, City of Cibolo

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Approval of the minutes of the Regular City Council Meeting held on October 27, 2025.

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[102725 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
October 27, 2025
6:30 p.m.

Minutes

1. Call to Order – Meeting was called to order by Mayor Allen at 6:30 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – The Invocation was given by Pastor Jimmy.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Presentation of Awards/Recognitions
 - A. Five Year Service Award to Dale Roberts from the Public Works Department.
Mr. Reed presented Dale Roberts from the Public Works Department with his Five Years of Service Award.
 - B. Ten Year Service Award to Yolanda Avila from the Municipal Court.
Ms. Avila from the Court Department was presented her Ten Years of Service Award by Mr. Reed.
6. Public Hearing
 - A. The Cibolo City Council will hold a public hearing to hear public testimony to consider designating a Reinvestment Zone known as the “City of Cibolo Reinvestment Zone No. 2” for purposes of Commercial-Industrial Tax Abatement located at 3641 Santa Clara Road, specifically a tract or parcel containing an estimated 126.443 acres.

Mayor Allen open the public hearing at 6:45 p.m. Mr. Germann County Commissioner Pct. 4 spoke that this company is a game changer for Cibolo and the SCUCISD. He stated that this was a joint effort of the County, City, and other entities. No one else wish to speak on this item and Mayor Allen closed the public hearing at 6:47 p.m.

7. Citizens to be Heard

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The following individuals signed up to speak during this item. Ms. Latimer spoke on consent agenda item 8E. She gave the history of Venado Crossing as a Plan use Development. She spoke on the PUD and the ability to review this PUD. Ms. Tyler also spoke on Venado Crossing and how they are still waiting for the amenity center that they were promised. She also stated that they have very little communication with the developer. Ms. Tyler also said that when the homes are sold in Venado Crossing they stated that they were in the SCUCISD and that is totally not true as some members of Venado Crossing are in the Marion School District. Mr. Lindquist talked about the Tri County Chamber 2026 Small Business Symposium. He stated that the purpose of this symposium was to bring small business owners, civic leaders, corporations, and the military community to share resources, strategies, and opportunities for growth. Ms. Rose gave a shout out for the renovation of the old Noble Group to the Cibolo Community Center. She thanked the city for the opportunity for the seniors to utilize the large space during the day. She thanked Mr. Weaver for letting the seniors utilize the Grange Hall the last several years. Mr. Cortez introduced himself as a candidate for Congressional 35th District.

8. Consent Agenda – Consent Items (General Items)

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

- A. Approval of the minutes of the Special City Council Meeting held on October 14, 2025.
- B. Approval of the minutes of the Regular City Council Meeting held on October 14, 2025.
- C. Approval of the August 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24-25 fiscal year.
- D. Approval of the August 2025 Check Register.
- E. Approval of the Final Plat of Venado Crossing Unit 4.

Councilwoman Cunningham made the motion to approve item 8A, B, C, D, and to pull item 8E for further discussion. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0. After a discussion on item 8E Councilwoman Cunningham made the motion to table item 8E. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

9. Staff Update

A. Administration

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road – No update

Dean Road and Bolton Road – No update

Green Valley Road Water Main Extension – No update

FM 78 – Water Main Extension – On-Hold will resume work Nov. 3, 2025.

FY25 Street Rehabilitation Package 1

Complete. Scheduling final walk-through in the coming weeks.

FY25 Street Rehabilitation Package 2 – 40% Completed

Silver Wing (CVD to Thistle Creek) Substantially Completed

Town Creek Rd (GVR to Bentwood Pass) – Under Construction. Contractor working on the Lime Treated Subgrade. Scheduled for first layer of Asphalt week of Nov. 10th

Firebird Run (Silver Wing to Kipper Ave) – Project will begin Jan. 5, 2026.

Deer Creek Drainage Improvements - Completed

Town Creek Trail – No new update

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

c. Cibolo Community Center Phase I Soft Opening (10/27)

d. Update on the next Council Workshop scheduled for Oct. 27th

e. Cibolofest Recap – Great event

f. Thanksgiving Luncheon – Luncheon schedule for November 20th

g. Annual Employee Awards Event – Scheduled for December 12th

B. Fire Department – In packet

10. Ordinances

A. Approval/Disapproval of an Ordinance of the City of Cibolo designating a Reinvestment Zone known as the “City of Cibolo Reinvestment Zone No. 2” for purposes of Commercial-Industrial Tax Abatement located at 3641 Santa Clara Road, specifically a tract or parcel containing an estimated 126.443 acres.

Councilman Hicks Made the motion to approve an Ordinance of the City of Cibolo designating a Reinvestment Zone known as the “City of Cibolo Reinvestment Zone No. 2” for purposes of Commercial-Industrial Tax Abatement located at 3641 Santa Clara Road, specifically a tract or parcel containing an estimated 126.443 acres. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

11. Discussion/Action

A. Discussion/Action regarding the City's Water and Wastewater Utility Rate Study by Willdan Financial Services and recommendation on Changes to Utility Rate Fees.

Councilwoman D. Roberts made the motion to table this item until the November 18th Council Meeting. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action to authorize the City Manager to submit a final incentive offer for Project Theo.

Councilman Hicks made the motion to authorize the City Manager to submit a final incentive offer for Project Theo. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion/Action on City of Cibolo Employee Handbook policy review.

Councilman Hicks made the motion to approve the City of Cibolo Employee Handbook policy review with a change to the travel policy for all out of state and out of country come to City Council. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- D. Discussion/Action to approve an additional Service Request with Lockwood, Andrews, & Newnam, Inc. (LAN) for professional engineering and survey services for the Tolle Road Improvements Project in an amount not to exceed \$93,830 and authorize the City Manager to execute the associated change order.

Councilwoman D. Robert made the motion to approve an additional Service Request with Lockwood, Andrews, & Newnam, Inc. (LAN) for professional engineering and survey services for the Tolle Road Improvements Project in an amount not to exceed \$93,830 and authorize the City Manager to execute the associated change order. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Against: Councilman Hicks. The motion carried 6 to 1.

- E. Discussion/Action to authorize the City Manager to execute a Purchase Order with Industrial Disposal Supply for the purchase of a new Model 435 Street Sweeper in the amount of \$236,761.

Councilman Hicks made the motion to approve authorizing the City Manager to execute a Purchase Order with Industrial Disposal Supply for the purchase of a new Model 435 Street Sweeper in the amount of \$236,761. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- F. Discussion/Action to authorize the City Manager to execute a three (3) year contract, with two (2) one-year renewal options, with Cintas Corporation for uniform services in an amount not to exceed \$125,000.

Councilman Hicks made the motion to approve authorizing the City Manager to execute a three (3) year contract, with two (2) one-year renewal options, with Cintas Corporation for uniform services in an amount not to exceed \$125,000. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- G. Discussion/Action on the Tri-County Chamber Elected Officials Reception Sponsorship for \$1,000.

Councilman McGlothlin made the motion to deny the Tri-County Chamber Elected Officials Reception Sponsorship for \$1,000. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.

- H. Discussion/Action on a request from a local nonprofit organization (Everyday Fellowship), to allow a banner to be placed over the road at Main St and FM 1103 to advertise a free community event in December and to coordinate with GVEC or the City to hang the banner.

Councilman Hicks made the motion to allow Everyday Fellowship, to allow a banner be placed over the road at Borgfeld and Cibolo Valley Drive to advertise a free community event from November 12 to December 12 at no cost. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

Council went into Executive Session at this time.

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

Councilman Hicks attended the Quilt of Valor and Soft Opening of the Senior Center. Councilwoman Sanchez-Stephens also attended the Quilt of Valor and Soft Opening of the Senior Center. Councilwoman Cunningham attended an event at Clemens H.S., Animal Advisory Meeting and a meeting with Venado Crossing. Councilman R. Roberts attended the Soft Opening of the Senior Center.

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

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

Ms. Cimics informed the Council that there will be a Special Meeting on November 6 to discuss a few items that needed to be done before the November 18th.

12. Executive Session

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

A. Project Theo

B. City Manager appointment, employment, evaluation, and duties.

C. City Secretary/Deputy City Secretary appointment, employment, evaluation, and duties.

Council went into Executive Session at 8:26 to discuss the above items.

13. Open Session

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

Council reconvened into open session at 10:16. Councilman McGlothin made the motion to extend Mr. Reed's contract to 2030 and to remove one week of vacation time and to give a 5% increase in 2025 and a 5% increase in 2026. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, and Councilwoman D. Roberts; Against: Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilman Hicks. The motion carried 4 to 3. Councilwoman Cunningham made the motion to appoint Ms. Chapman as the Interim City Secretary effective November 3rd. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0. Councilwoman Cunningham made the motion to start the process to hire a Deputy City Secretary so that person would be hired prior to the City Secretary's retirement. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

Council went back to complete item 11J, K, and L.

14. Adjournment – Councilman McGlothin made the motion to adjourn the meeting at 10:20 p.m. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 18TH DAY OF NOVEMBER 2025.

Kara Latimer
Mayor, City of Cibolo

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

C. Approval of the minutes of the Special City Council Meeting held on November 6, 2025.

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8C.
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

[110625 Special Council Minutes.pdf](#)



CITY COUNCIL SPECIAL MEETING

Cibolo City Hall
200 S. Main St.
Cibolo, Texas 78108
November 6, 2025
6:30 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Pro-Tem R. Roberts at 6:31 p.m.
2. Roll Call and Excused Absences – Members Present: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilman Hicks; Members Absent: Mayor Allen and Councilwoman D. Roberts. Councilman Mahoney made the motion to excuse the absence of Mayor Allen. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0. Councilwoman Sanchez-Stephens made the motion to excuse the absence of Councilwoman D. Roberts. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.
3. Invocation – Councilman Hicks gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is an opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

No individuals signed up to speak during this item.

6. Discussion/Action
 - A. Discussion/Action on the City Council Travel Policy.

Councilman Hicks made the motion to approve the City Council Travel Policy. The motion

was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 5 to 0. Councilman McGlothin was not present during this item.

B. Discussion/Presentation on CY26 Benefits Plans.

Council was polled and all members of City Council agreed to Option #1. Councilman R. Roberts gave direction for staff to go with Option #1.

C. Discussion/Action on the City's support for a community Response Drive that involves Partnering with Local Companies and Agencies to Promote a Compassionate, Coordinated Response to the Economic Hardship being experienced by Cibolo Residents by providing Access to Social, Mental, Financial, Religious, Food, and other Services.

Councilwoman Cunningham made the motion to approve the City's support for a community Response Drive that involves Partnering with Local Companies and Agencies to Promote a Compassionate, Coordinated Response to the Economic Hardship being experienced by Cibolo Residents by providing Access to Social, Mental, Financial, Religious, Food, and other Services. Cibolo will waive the fee for Community Center place information on the message boards, social media, website, provide two laptops and other incidental's and provide funding of \$400.00 for the event. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

7. Adjournment

Councilman Hicks made the motion to adjourn the meeting at 7:15 p.m. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 18TH DAY OF NOVEMBER 2025

Kara Latimer
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

D. Approval of the Preliminary Plat of Cibolo Farms Unit 4.

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8D.
From	
Eron Spencer, Assistant Planning Director	
Staff Contact(s)	
Eron Spencer,	

PROPERTY INFORMATION:

Project Name: PC-25-29-PP

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

Representative: Mary Stewart, KCI Technologies

Area: 20.107 acres

Location: South of Green Valley Rd.

Future Land Use: Compact Residential

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

Proposed Use: 55 Residential Lots, 3 Open Space Lots, 5 Drainage/Open Space Lots

Utility Providers: Sewer/Water – GVSUD and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

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

The Cibolo Farms subdivision lies outside the corporate limits of the City of Cibolo. The Preliminary Plat of Cibolo Farms Unit 4 proposes 55 residential lots, as well as 3 open space lots and 5 drainage/open space lots.

An amended Land Study for the subdivision was approved with conditions by City Council on September 28, 2021 – (A.) Temporary access to Coy Lane shall be built with the construction of Units 2, 3 and 4; (B.) Temporary access cannot be abandoned during the construction of Units 2, 3, and 4; and (C.) Permanent secondary access shall be made with a connection to Saddle Creek Ranch Unit 9, Coy Lane, with the platting of Cibolo Farms Unit 4. Conditions A, B, and C are under International Fire Code Section D107.

The Land Study for Cibolo Farms encompasses approximately 105.65 acres and includes a total of 385 residential lots.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The plat proposes approximately 3,912 linear feet of privately maintained roadway. Sixty (60) feet of right-of-way are being dedicated to planned streets of Kenai, Lake Meredith, Caddo Lake, Fort Griffin, and Fort Parker. Eighty (80) feet of right-of-way will be dedicated to Country Club Blvd. All roadway maintenance within this subdivision will be the responsibility of the property owner's association. As such, none of these internal streets are identified on the City's Master Thoroughfare Plan (MTP).

A Traffic Impact Analysis (TIA) Report, dated February 2025, was reviewed and approved by the City Engineer as part of this preliminary plat review.

UTILITIES:

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

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 4 have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Cibolo Farms Unit 4, dated May 2025, has been reviewed by the City Engineer. According to the report, detention ponds will be built within both Units 1 and 4. Approximately 18 acres of offsite flow, as well as flow from the Cibolo Farms development will drain into the proposed Unit 4 detention pond.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and its associated documents. All comments have been addressed in accordance with subdivision regulations outlined in the City's UDC and Section 212, Municipal Regulations of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of the Preliminary Plat.

Attachments

[Application](#)

[Narrative](#)

[Preliminary Plat](#)

[Approved Land Study](#)

[City Engineer Letter](#)

[Staff Map](#)

Cibolo
Preliminary Plat Application

Online Request #: 2893663

Project #: PC-25-29-PP

Submitted by:
Mary Stewart
mary.stewart@kci.com
(210) 641-9999

Location: **29°35'54.93"N, 98°12'30.33"W**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Lance** Last Name: **Elling** Suffix:

Business Name: **KCI Technologies**

Mailing Address: **2806 West Bitters Rd., Suite 218**

City: **San Antonio** State: **TX** Zip: **78248**

Email Address: **lance.elling@kci.com**

Cell Phone: Work Phone: Home Phone: **(210) 798-9247**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



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

Representative's Contact Information

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

Application Questionnaire (* denotes required question)

Preliminary Plat

Work Type * Single-Family

Proposed Zoning * N/A, within ETJ

Total Proposed Square Footage *

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

Abstract No. * 143

Overlay * None

Proposed Use * Single Family Residential Lots



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

Survey Name *

Frailan De La Garza No. 253

Acknowledgement *

By executing this form, I am certifying that the information provided on this form is true, accurate and complete. I am certifying that I am the owner of the property described on this form (either as an individual, a partnership, a corporation, a trust, a limited liability company, or otherwise).

Current Use *

Agriculture

of Units *

4

Total Acres *

20.107

Enter Signature: *

Lance Elling

of Lots *

55

Current Zoning *

N/A, within ETJ

Specify *

Project Name *

Cibolo Farms Unit 4

Total Proposed Square Footage *



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

Documents Uploaded

The following documents are attached to the Application.

	schulmeier-seiler tract land study.pdf
A certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the State of Texas certifying the following concerning title to the land:	cibolo farms (seiler) recorded warranty deed.pdf
A report indicating any known/studied environmentally sensitive areas relative to wetlands endangered or otherwise listed species, archeological indicators, soils, and slope analysis	00240902288.00 -- cibolo farms units 3&4.pdf 00240902288.01 -- cibolo farms units 3&4 revised report letter.pdf
Copy of a Tree Survey Showing all Trees on the Site, per the Requirement of this UDC	cibolo farms tree exhibit.pdf
Copy of Proposed Plans or Reports for the Furnishing of Water, the Installation of Sanitary Sewer Facilities, and Provisions for Storm Sewers, and General Drainage Facilities	cibolo farms 4 - sewer, water and drainage.pdf
Copy of Proposed Stormwater Management Report/Plan, per the Requirements of Cibolo Design and Construction Manual	cibolo farms unit 4 swmp.pdf
Copy of the Instrument Establishing such Private Easement or Fee Strip	cibolo farms unit 4 preliminary plat.pdf
Copy of the Preliminary Plat Encompassing All Land Owned by the Subdivider	cibolo farms unit 4 preliminary plat.pdf
Copy of the Proposed Traffic Impact Analysis Report, per the TIA Requirements Stipulated in Article 18 of this UDC	2025-02-20 - weil road development tia report.pdf tia report_grace valley ranch.pdf
Developer Must also Provide the Standard or Non-Standard Service Agreement Letters and Wastewater Capacity Analysis Required in Section 19.1.F.1.f of this UDC	cibolo farms executed wastewater contract 8.18.21.pdf
Narrative of Application Request	cibolo farms u4 narrative.pdf



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

Project Applicable LOC Approvals per Utilities and Outside Review Entities (i.e. TxDot, Guadalupe County)	0421 centerpoint - signed.pdf
	2025 0409 charter - signed.pdf
	2025 0429 att - signed.pdf
	2025 0513 gvsud - signed.pdf
	2025 0618 gvec - signed.pdf
Proof of Tax Certification	cibolo farms tax certificate.pdf
Proposed Grading Plan	cibolo farms 4 - grading plan.pdf
Signed Deposit Agreement	02 cibolo farms u4 deposit agreement (signed).pdf
Signed Notarized Authorization Form	01 authorized notarization form for cibolo farms 4 (signed).pdf
Statement of the intent of the developer to provide parkland dedication in accordance with the requirements of this UDC or to pay fees in lieu of parkland dedication.	pages from schulmeier-seiler tract land study - parkland.pdf
Tree Survey	cibolo farms tree exhibit.pdf
Utility and Drainage Reports with Adequate Information	cibolo farms 4 - utility and drainage.pdf
	cibolo farms unit 4 swmp.pdf



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



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

July 18, 2025

City of Cibolo
Public Works Department
Attn: Grant Fore
200 S. Main St.
Cibolo, Texas 78108

Subject: Cibolo Farms Unit 4 (Preliminary Plat Application #XXXXXXXX)

Dear Mr. Fore,

KCI Technologies is submitting the Cibolo Farms Unit 4 Preliminary Plat for review to City of Cibolo. This plat is part of the Schulmeier-Seiler Tract Land Plan Study (Amended Aug. 2021). This plat will have ~3361 LF of Street, 55 single-family residential lots, 3 open space lots, 5 drainage & open space lots.

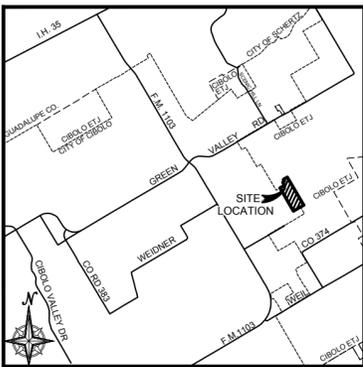
Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

Lance Elling, P.E.
Project Engineer
lance.elling@kci.com
Texas Firm Registration Numbers
Engineering F-10573 & Surveying 101943-65



Employee-Owned Since 1988



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS

ALL STREETS AND DRAINAGE
INFRASTRUCTURE ARE TO BE PRIVATELY
MAINTAINED RATHER THAN OWNED AND
MAINTAINED BY GUADALUPE COUNTY.

PLAT REFERENCE	
1	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
3	CIBOLO FARMS UNIT 3 (UNRECORDED)

LEGEND

- | | |
|--|------------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. GREEN VALLEY SPECIAL UTILITY DISTRICT | GVSD |
| 3. CERTIFICATE OF CONVENIENCE AND NECESSITY | CCN |
| 4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS | O.P.R. |
| 6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS | P.R. |
| 7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS | D.R. |
| 8. EXTRA-TERRITORIAL JURISDICTION | ETJ |
| 9. CLEAR VISION EASEMENT | C.V.E. |
| 10. VOLUME | VOL. |
| 11. PAGE | PG. |
| 12. LINEAR FEET | L.F. |
| 13. RIGHT OF WAY | R.O.W. |
| 14. STREET CENTERLINE | CL |
| 15. VEHICLE NON-ACCESS EASEMENT | V.N.E. |
| 16. BLOCK | BLK |
| 17. SQUARE FOOTAGE | S.F. |
| 18. ACRE | AC |
| 19. PROPOSED FIRE HYDRANT | F.H. |
| 20. EXISTING CONTOUR | CONTOUR |
| 21. PROPOSED FINISHED CONTOUR | FINISHED CONTOUR |
| 22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | IRON ROD |
| 23. 1/2" IRON ROD FOUND W/ CEC CAP | CEC IRON ROD |
| 24. 1/2" IRON ROD SET W/ CEC CAP | SET IRON ROD |
| 25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017 | COORDINATES |
| 26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | MONUMENTATION |

GVEC NOTES

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

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

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

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

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

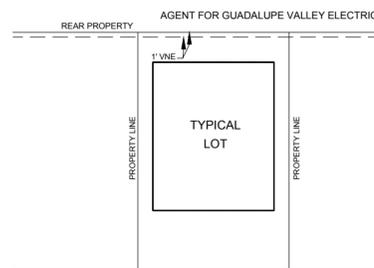
ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES

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

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

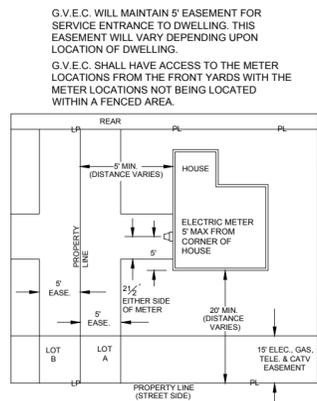
THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.



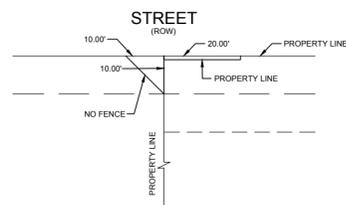
TYPICAL LOT (V.N.E.)
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT TO SCALE

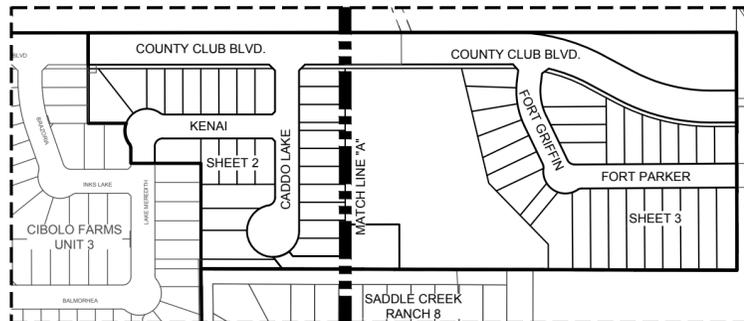


TYPICAL FENCE VISIBILITY TRIANGLE
("B" WITH LEADER ON SHEETS)

NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.60'	20.00'	036°05'26"	N41° 39' 11"E	12.39'
C2	53.82'	55.00'	056°03'42"	N51° 38' 19"E	51.69'
C3	43.09'	65.00'	037°58'48"	S49° 17' 13"E	42.30'
C4	155.68'	55.00'	162°10'51"	N75° 18' 06"W	108.67'
C5	12.60'	20.00'	036°05'26"	S12° 15' 23"E	12.39'
C6	241.41'	490.00'	028°13'40"	N16° 11' 16"W	238.97'
C7	202.17'	410.00'	028°15'07"	S16° 12' 00"E	200.13'
C8	241.61'	490.00'	028°15'07"	S16° 12' 00"E	239.17'
C9	106.39'	410.00'	014°52'05"	N9° 30' 29"W	106.09'
C10	82.65'	145.00'	032°39'37"	S50° 26' 08"W	81.54'
C11	22.58'	20.00'	064°41'55"	S1° 45' 22"W	21.40'
C12	11.61'	20.00'	033°15'15"	N47° 16' 01"W	11.45'
C13	126.08'	55.00'	131°19'59"	S1° 44' 56"W	100.24'
C14	11.63'	20.00'	033°18'46"	N50° 45' 42"E	11.47'
C15	116.86'	205.00'	032°39'37"	S50° 26' 08"W	115.28'
C16	294.77'	65.00'	259°50'09"	S9° 36' 58"W	99.71'
C17	27.87'	20.00'	079°50'09"	S80° 23' 02"E	25.67'
C18	31.42'	20.00'	090°00'00"	N75° 18' 06"W	28.28'
C19	99.76'	175.00'	032°39'37"	S50° 26' 08"W	98.41'
C20	5.64'	410.00'	000°47'15"	N29° 54' 28"W	5.64'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	221.70'	450.00'	028°13'40"	N16° 11' 16"W	219.46'
C22	221.89'	450.00'	028°15'07"	S16° 12' 00"E	219.65'
C23	112.68'	400.00'	016°08'25"	N10° 08' 39"W	112.31'
C24	246.55'	500.00'	028°15'07"	S16° 12' 00"E	244.06'



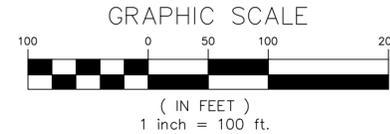
Line Table		
Line	Length	Direction
L1	37.38'	N59°41'54"E
L2	15.07'	S21°43'24"W
L3	38.10'	N21°43'24"E
L4	10.00'	N75°18'06"W
L5	21.21'	S14°41'54"W
L6	65.01'	S30°19'34"E
L7	80.00'	S59°38'28"W
L8	20.22'	N65°36'44"W
L9	25.50'	S66°45'56"W
L10	60.00'	S59°38'28"W
L11	19.81'	N18°13'55"E
L12	21.21'	N75°18'06"W
L13	10.00'	N14°41'54"E
L14	42.17'	S59°41'54"W
L15	92.17'	S59°41'54"W

Line	Length	Direction
L16	15.00'	N14°41'54"E
L17	35.00'	N30°18'06"W
L18	81.60'	S66°45'56"W
L19	15.00'	S88°14'38"E
L20	65.06'	S30°19'34"E
L21	95.10'	N30°18'06"W
L22	102.93'	S59°41'54"W
L23	26.02'	N66°45'56"E
L24	63.63'	N59°54'34"E
L25	65.05'	N30°19'34"W

4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

**PRELIMINARY PLAT
CIBOLO FARMS - UNIT 4**

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: JULY, 2025

STATE OF TEXAS
COUNTY OF GUADALUPE

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

BY: RICHARD MOTT

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ___ DAY OF _____ A.D., 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

REGISTERED PROFESSIONAL ENGINEER
LANCE T. ELLING

SWORN TO & SUBSCRIBED BEFORE ME THE ___ DAY OF _____ A.D., 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE ___ DAY OF _____ A.D., 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE ___ DAY OF _____, 2025, BY THE
CITY ENGINEER, CITY OF CIBOLO, TEXAS

BY: _____
CITY ENGINEER, CITY OF CIBOLO

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED,
(NAME OF CORPORATION)

ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN

THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN

VOLUME _____ PAGE _____ OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____ A.D., 2025.

BY: _____ CHAIR BY: _____ VICE-CHAIR

THIS PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, AND IS HEREBY RECOMMENDING APPROVAL BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____ A.D., 2025

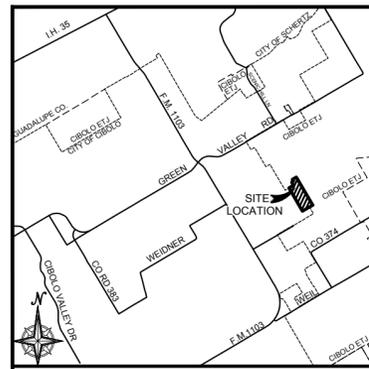
BY: _____ MAYOR BY: _____ CITY SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

PRELIMINARY PLAT CIBOLO FARMS - UNIT 4

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS

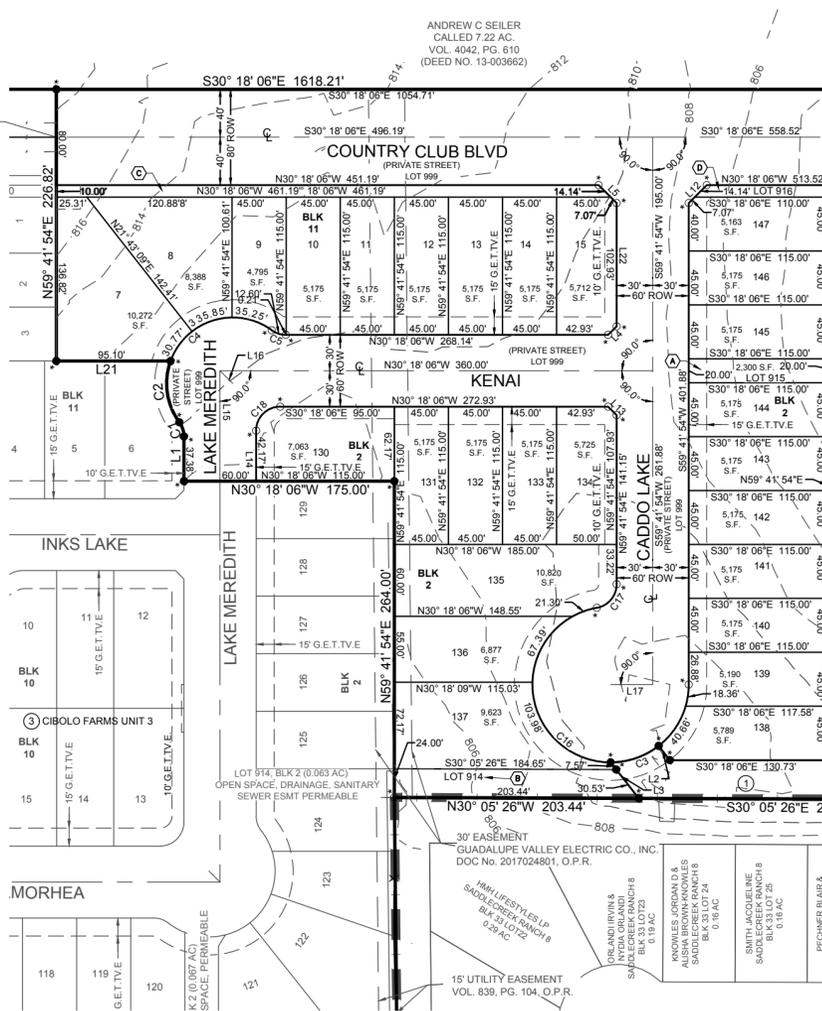
ALL STREETS AND DRAINAGE
INFRASTRUCTURE ARE TO BE PRIVATELY
MAINTAINED RATHER THAN OWNED AND
MAINTAINED BY GUADALUPE COUNTY.

PLAT REFERENCE	
1	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
3	CIBOLO FARMS UNIT 3 (UNRECORDED)

LEGEND

- BUILDING SETBACK LINE
- GREEN VALLEY SPECIAL UTILITY DISTRICT
- CERTIFICATE OF CONVENIENCE AND NECESSITY
- GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- EXTRA-TERRITORIAL JURISDICTION
- CLEAR VISION EASEMENT
- VOLUME
- PAGE
- LINEAR FEET
- RIGHT OF WAY
- STREET CENTERLINE
- VEHICLE NON-ACCESS EASEMENT
- BLOCK
- SQUARE FOOTAGE
- ACRE
- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- 1/2" IRON ROD FOUND W/ CEC CAP
- 1/2" IRON ROD SET W/ CEC CAP

± 2.825 L.F. TO INTERSECTION
OF GREEN VALLEY ROAD &
COUNTRY CLUB BLVD.



GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES

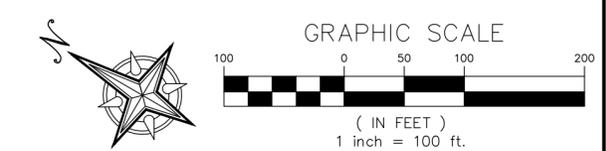
- GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSD EASEMENTS MUST BE APPROVED IN WRITING BY GVSD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSD.
- THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSD UTILITIES.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
- GVSD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN ETJ OF CIBOLO.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVSD
SEWER - GVSD
ELECTRICITY - G.V.E.C.
TELEPHONE - AT&T
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- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007
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- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND INCLUDING OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
- GUADALUPE COUNTY AND/OR THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
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- THIS PLAT CONTAINS APPROXIMATELY 3,912 L.F. OF ROADWAY.
- 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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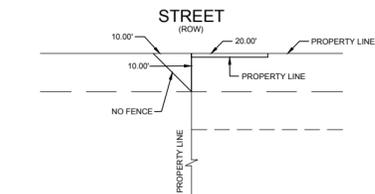
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- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
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- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.
- TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITE S' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR OF AND GV RESIDENTIAL COMMUNITY, INC. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
- PARKLAND DEDICATION FOR THIS UNIT



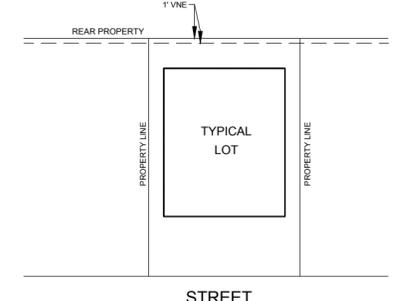
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: JULY, 2025



TYPICAL FENCE VISIBILITY TRIANGLE
("B" WITH LEADER ON SHEETS)

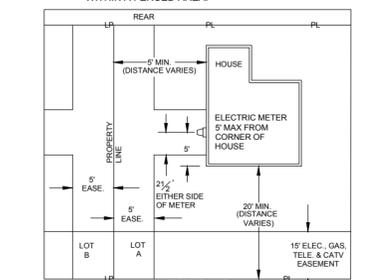
NOT TO SCALE



TYPICAL LOT (V.N.E.)
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE

G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT TO SCALE

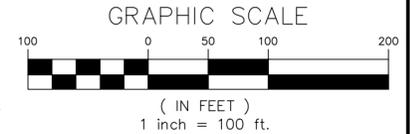
REFERENCE LINE AND CURVE TABLE
DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

PRELIMINARY PLAT CIBOLO FARMS - UNIT 4

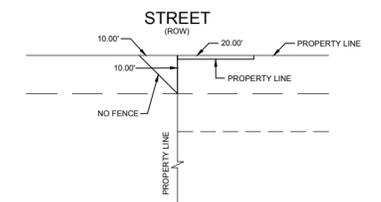
BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



KCI TECHNOLOGIES, INC.

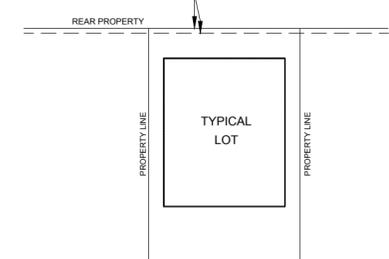
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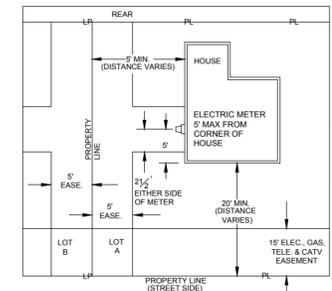
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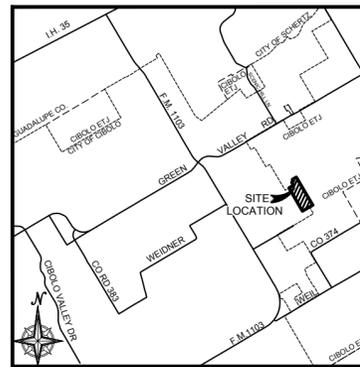
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TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT TO SCALE



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PLAT REFERENCE	
1	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
3	CIBOLO FARMS UNIT 3 (UNRECORDED)

LEGEND

- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. GREEN VALLEY SPECIAL UTILITY DISTRICT | GVSDUD |
| 3. CERTIFICATE OF CONVENIENCE AND NECESSITY | CCN |
| 4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS | O.P.R. |
| 6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS | P.R. |
| 7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS | D.R. |
| 8. EXTRA-TERRITORIAL JURISDICTION | ETJ |
| 9. CLEAR VISION EASEMENT | C.V.E. |
| 10. VOLUME | VOL. |
| 11. PAGE | PG. |
| 12. LINEAR FEET | L.F. |
| 13. RIGHT OF WAY | R.O.W. |
| 14. STREET CENTERLINE | C |
| 15. VEHICLE NON-ACCESS EASEMENT | V.N.E. |
| 16. BLOCK | BLK |
| 17. SQUARE FOOTAGE | S.F. |
| 18. ACRE | AC |
| 19. PROPOSED FIRE HYDRANT | F.H. |
| 20. EXISTING CONTOUR | C |
| 21. PROPOSED FINISHED CONTOUR | C |
| 22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | IR |
| 23. 1/2" IRON ROD FOUND W/ CEC CAP | IR |
| 24. 1/2" IRON ROD SET W/ CEC CAP | IR |
| 25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(92011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017 | |
| 26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |

PRIVATE STREETS
ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.

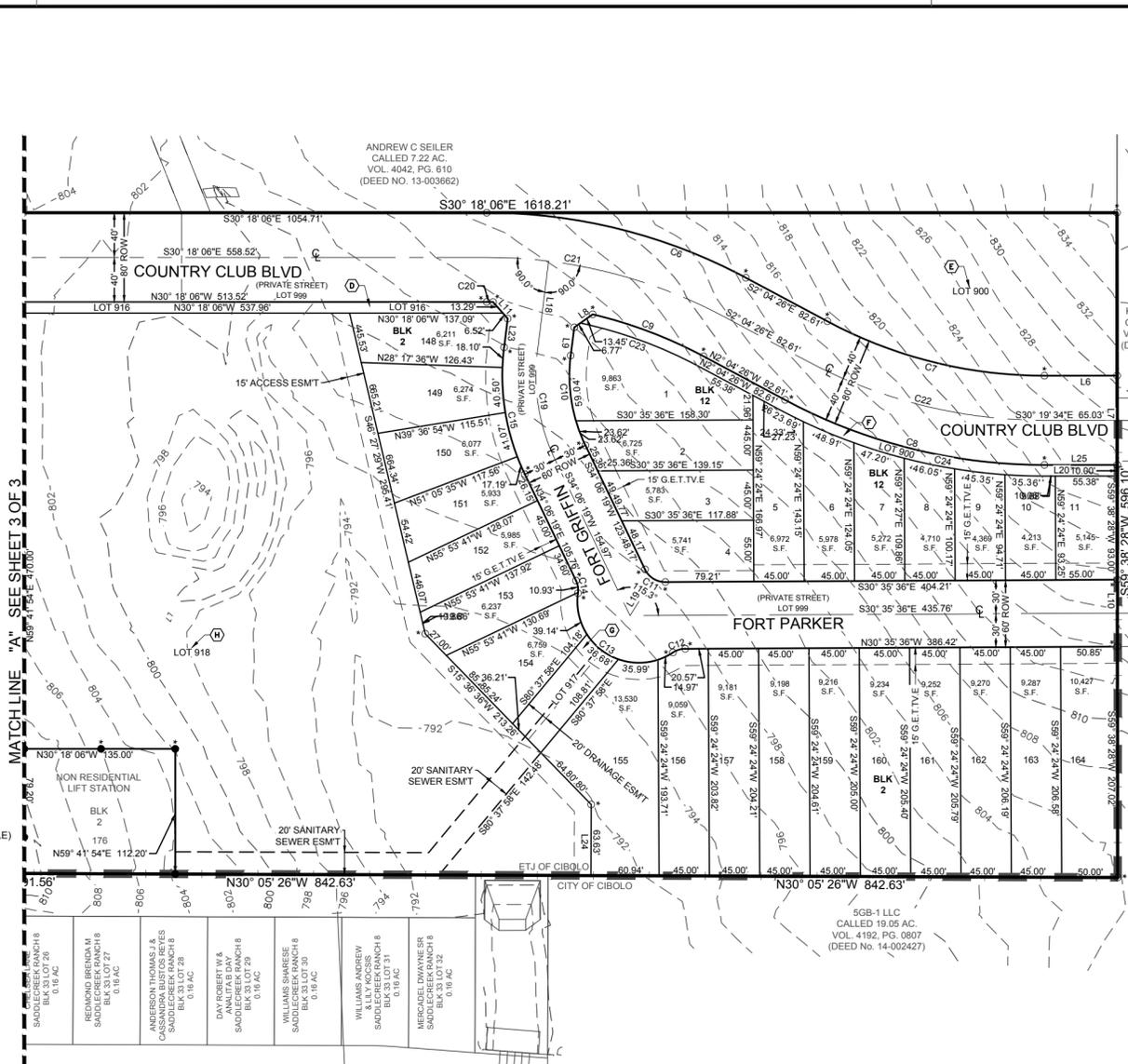
LOT 916, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.121 OF AN ACRE) 5285 S.F.	(D)	LOT 917, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.086 OF AN ACRE) 3781 S.F.	(E)	LOT 918, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.115 OF AN ACRE) 5013 S.F.	(F)	LOT 919, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (4.048 ACRES) 176311 S.F.	(G)
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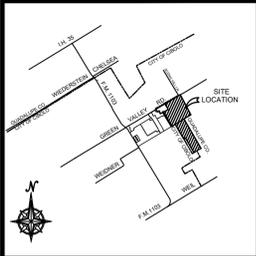
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- TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE AND CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, EMERGENCY ACCESS EASEMENT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR OF AND GV RESIDENTIAL COMMUNITY, INC. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
- PARKLAND DEDICATION FOR THIS UNIT

REFERENCE LINE AND CURVE TABLE
DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT



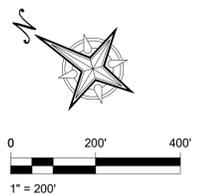
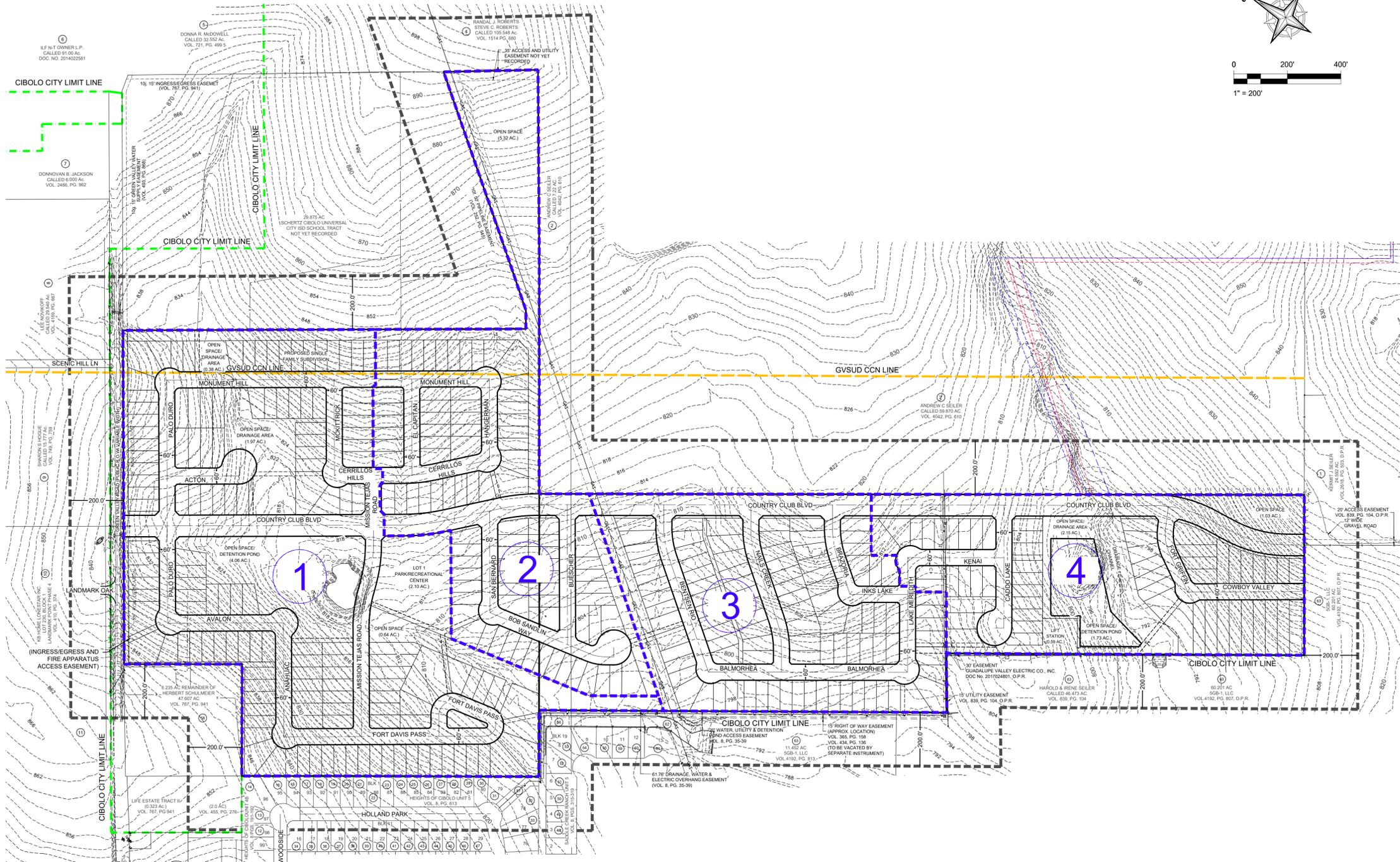
LOCATION MAP
NOT TO SCALE

NOTES:

- THE DEVELOPER SHALL DEVELOP A PARK IMPROVEMENT PLAN THAT INCLUDES A MIX OF OPEN SPACE AND IMPROVEMENTS WITH 8% OF SITE = 8.45 ACRES MIN.
- STREET NAMES WILL BE SUBMITTED FOR APPROVAL TO GUADALUPE COUNTY ADDRESSING COORDINATOR, BEXAR METRO 911 AND THE UNITED STATES POSTAL SERVICE
- ALL EXISTING STREETS WITHIN 200' FEET OF SUBJECT PROPERTY ARE ASPHALT PAVEMENT
- ALL RESIDENTIAL LOTS WITHIN 200' OF SUBJECT PROPERTY IN THE HEIGHTS OF CIBOLO AND SADDLE CREEK SUBDIVISIONS HAVE CONCRETE DRIVEWAYS AND ARE NOT SHOWN FOR CLARITY. OTHER DRIVEWAYS ARE AS SHOWN.
- EXISTING LAND USE IS AGRICULTURAL.
- A TIA WAS SUBMITTED AS PART OF THIS LAND STUDY AT A LEVEL 1 REQUIREMENT.
- A TREE EXHIBIT HAS BEEN PROVIDED FOR THIS MASTER DEVELOPMENT. ALL SIGNIFICANT AND HERITAGE TREES WITHIN EACH PHASE WILL BE SURVEYED ON A PLAT BY PLAT BASIS.
- PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
- THIS PROPERTY IS IN THE WATER CCN OF GVSUD. IN ORDER TO COMPLY WITH APPLICABLE STATE LAWS, THE DEVELOPER WILL DETERMINE IF GVSUD POSSESSES THE ABILITY TO COMPLY WITH ALL BUILDING AND FIRE CODE REQUIREMENTS OF THE CITY OF CIBOLO IN A TIMELY FASHION, BASED ON THE NEED OF THE DEVELOPER TO HAVE WATER SERVICE AVAILABLE FOR FIRE PROTECTION.
- THE PROPERTY IS LOCATED PARTIALLY IN THE SANITARY SEWER CCN OF GVSUD AND PARTIALLY OUTSIDE OF ANY CERTIFICATED AREA. GVSUD WILL PROVIDE SANITARY SEWER SERVICE TO THIS PROPERTY AND WILL BE PROCESSING A CCN MODIFICATION THROUGH THE PUC (PUBLIC UTILITY COMMISSION) TO INCLUDE THIS PROJECT IN THEIR CCN.
- UTILITY SERVICES PROVIDED BY THE FOLLOWING ENTITIES:
 WATER SERVICE GVSUD
 SEWER SERVICE GVSUD
 ELECTRIC GVEC
 TELEPHONE AT&T
 CABLE TELEVISION SPECTRUM/TIME WARNER CABLE
 GAS (IF AVAILABLE) CENTER POINT ENERGY
- TEMPORARY ACCESS SHALL BE BUILT FOR THIS PROPERTY DURING THE CONSTRUCTION OF UNIT 2, 3 AND 4. TEMPORARY ACCESS CANNOT BE ABANDONED DURING CONSTRUCTION OF THESE UNITS. IT IS ANTICIPATED THAT A PERMANENT ACCESS SHALL BE OBTAINED WITH THE CONSTRUCTION OF UNIT 4 THROUGH RIGHT-OF-WAY CONNECTION TO SADDLE CREEK SUBDIVISION UNIT 9.

LEGEND

- PHASING LIMITS
- CIBOLO CITY LIMIT LINE
- GVSUD CCN LINE
- 200' OWNER NOTIFICATION LIMIT



APPROXIMATE ACREAGE & LOT SUMMARY

SINGLE FAMILY									
PHASE #	MAX LOTS	LAND USE TYPE	MAX LOT COVERAGE	EXISTING ZONING	ACRES	DENSITY (LOTS/AC.)	OPEN SPACE AC.	ROW DEDICATION AC.	
PHASE 1	143 - 145	HIGH DENSITY RESIDENTIAL	60%	ETJ	40.24 - 41.63	3.55 - 3.48	10.4 - 8.48	10.4 - 8.70	
PHASE 2	89 - 88	HIGH DENSITY RESIDENTIAL	60%	ETJ	20.77 - 23.59	4.29 - 3.73	3.71 - 7.54	3.71 - 4.90	
PHASE 3	97 - 96	HIGH DENSITY RESIDENTIAL	60%	ETJ	18.46 - 20.21	5.25 - 4.74	1.42 - 1.43	1.42 - 4.83	
PHASE 4	72 - 56	HIGH DENSITY RESIDENTIAL	60%	ETJ	21.98 - 20.22	3.28 - 2.77	6.19 - 5.47	6.19 - 5.47	
TOTAL	402 - 385	HIGH DENSITY RESIDENTIAL	60%	ETJ	101.43 - 105.65	4.10 - 3.64			

4.10 AVG LOT/AC. (SINGLE FAMILY)
 3.64 AVG LOT/AC. (SINGLE FAMILY)

NON-RESIDENTIAL									
PHASE #	MAX LOTS	LAND USE TYPE	MAX LOT COVERAGE	EXISTING ZONING	ACRES	DENSITY (LOTS/AC.)	OPEN SPACE AC.	ROW DEDICATION AC.	
PHASE 5	1	PUBLIC FACILITY		SF1/ETJ	34.07	1	4.2	0.39	
TOTAL	1	PUBLIC FACILITY		SF1/ETJ	34.07				

LEGAL DESCRIPTION:
 BEING A 59.202 ACRE PARCEL OF LAND IN THE J.M. CADENA SURVEY NO. 254, ABSTRACT NO. 93, OF GUADALUPE COUNTY, TEXAS, AND BEING 24.793 ACRES OUT OF THE CALLED 47.606 HERBERT SCHULMEIER TRACT, AND 34.409 ACRES BEING THE CALLED 47.607 ACRE ELGIN SCHULMEIER TRACT I, BOTH DESCRIBED IN THE DEED OF PARTITION RECORDED IN VOLUME 767, PAGE 941, OF THE DEED RECORDS (D.R.) OF GUADALUPE COUNTY, TEXAS.

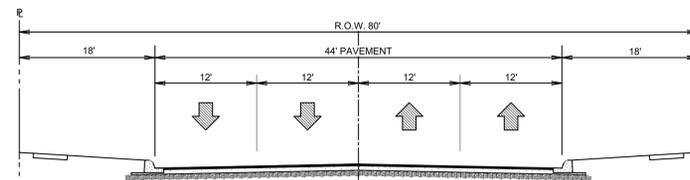
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DEVELOPER:
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 1922 DRY CREEK WAY, SUITE 101
 SAN ANTONIO, TEXAS 78259
 PHONE: (210) 403-6200

LAND OWNER 1:
 HERBERT C & EVELYN W SCHULMEIER
 4924 GREEN VALLEY ROAD
 CIBOLO, TEXAS 78108
 PHONE:

LAND OWNER 2:
 ELGIN SCHULMEIER
 4924 GREEN VALLEY ROAD
 CIBOLO, TEXAS 78108
 PHONE:

LAND OWNER 3:
 HAROLD AND IRENE SEILER
 3296 SEILER
 SAN ANTONIO, TEXAS 78263



80' ROW
TYPICAL STREET SECTION

DESIGNED BY: C.P.
 DRAWN BY: V.V.
 DATE: 04/2021
 JOB NO.: E0689100

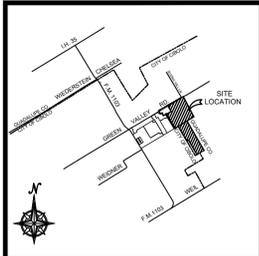
CIVIL ENGINEERING CONSULTANTS
 dba. DON DURDEN, INC.
 15550 HILLCREST, SUITE 335
 SAN ANTONIO, TEXAS 78230-1037
 TEL: (210) 641-9969
 FAX: (210) 641-6440
 REGISTRATION #2214 / #10041000

REV	DATE	DESCRIPTION
1	08/05/2021	UPDATED LOT SUMMARY AND DEVELOPER INFO.

LAND STUDY
 for
 SCHULMEIER-SEILER TRACT

SHEET NO.
 1 OF 4

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



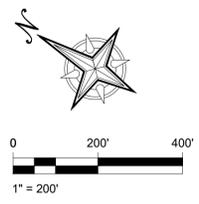
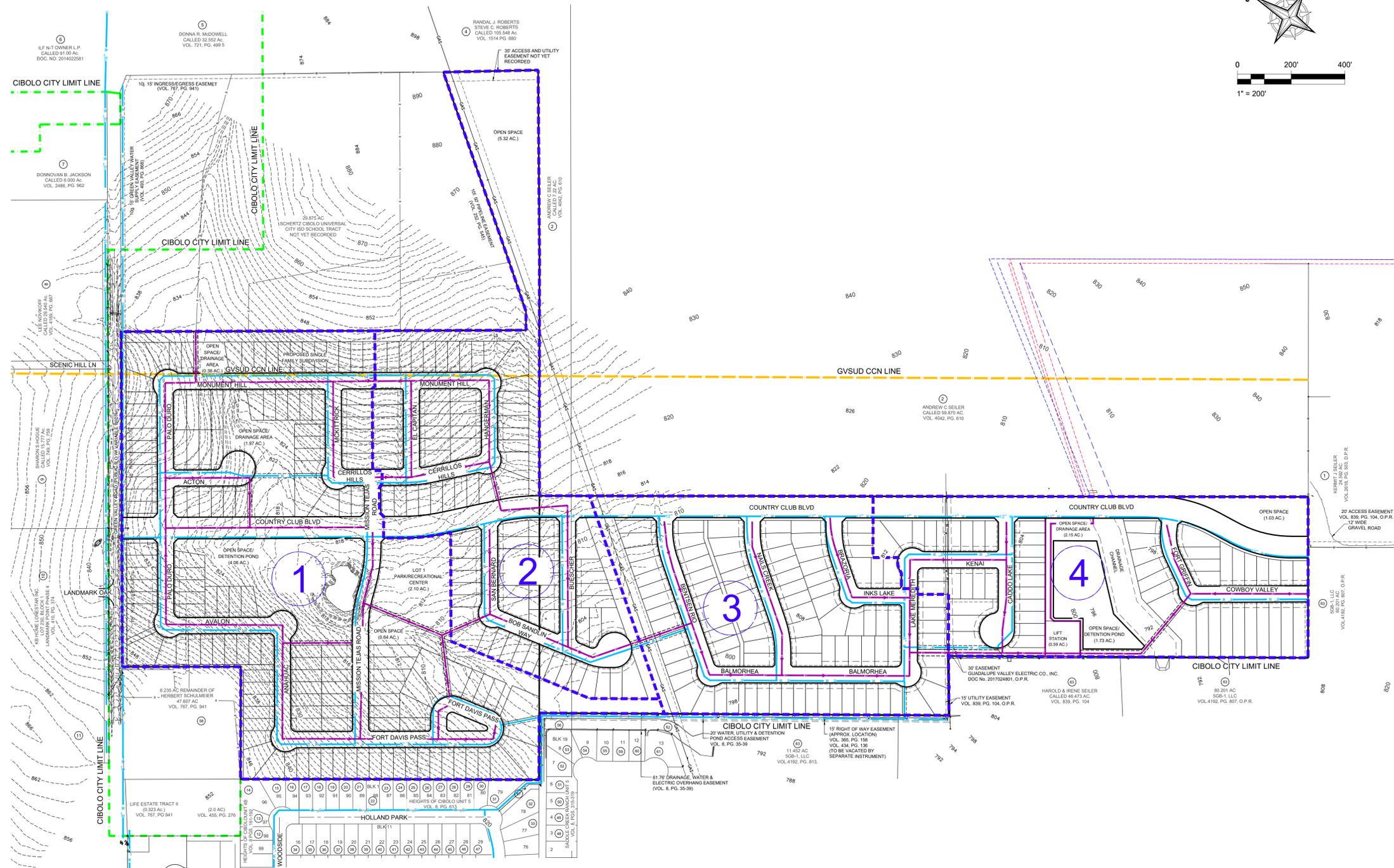
LOCATION MAP
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NOTES:

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 TELEPHONE AT&T
 CABLE TELEVISION SPECTRUM/TIME WARNER CABLE
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LEGEND

- EXISTING WATER MAIN
- PROPOSED SEWER MAIN (8" UNLESS NOTED)
- PROPOSED WATER MAIN (8" UNLESS NOTED)
- PHASING LIMITS
- GVSUD CCN LINE



APPROXIMATE ACREAGE & LOT SUMMARY

SINGLE FAMILY									
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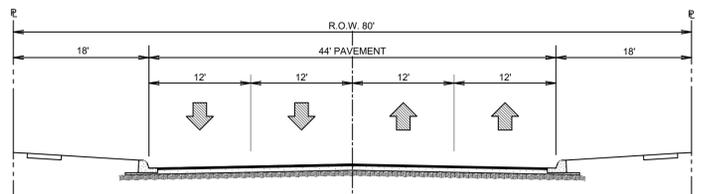
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DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259
PHONE: (210) 403-6200

LAND OWNER 1:
HERBERT C & EVELYN W SCHULMEIER
4924 GREEN VALLEY ROAD
CIBOLO, TEXAS 78108
PHONE:

LAND OWNER 2:
ELGIN SCHULMEIER
4924 GREEN VALLEY ROAD
CIBOLO, TEXAS 78108
PHONE:

LAND OWNER 3:
HAROLD AND IRENE SEILER
3296 SEILER
SAN ANTONIO, TEXAS 78263



80' ROW TYPICAL STREET SECTION

DESIGNED BY: C.P.
DRAWN BY: V.V.
DATE: 04/2021
JOB NO.: E0689100

CIVIL ENGINEERING CONSULTANTS
d.b. DON DURDEN, INC.
17550 HUNTSWOOD WEST, SUITE 335
SAN ANTONIO, TEXAS 78258
TEL: (210) 641-9898
FAX: (210) 641-6440
REGISTRATION #2214 / #10041000



REV. DATE DESCRIPTION
08/05/2021 UPDATED SUMMARY AND DEVELOPER INFO.

REV.	DATE	DESCRIPTION
01	08/05/2021	UPDATED SUMMARY AND DEVELOPER INFO.

UTILITY MASTER PLAN
for
SCHULMEIER-SEILER TRACT

September 12, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
200 S. Main Street
Cibolo, Texas 78108



Re: Preliminary Plat Review
Cibolo Farms U4 (PC-25-29-PP)

Ms. Hall,

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

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

Sincerely,



A handwritten signature in blue ink, appearing to read "Andy Carruth", with a long, sweeping underline.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

Property Information Map Cibolo Farms Unit-4

-  Property of Interest
-  Neighborhood Commercial (C1)
-  High Density Single-Family Residential (SF6)
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ

0 250 500 750 1,000 Feet



Cibolo Farms

UNIT 1

UNIT 2

UNIT 3

UNIT 4

Saddle Creek Ranch

Saddle House

Saddle Creek Ranch Amenity Center

Cowboy Knoll

Cowboy Peak

Saddle Dawn

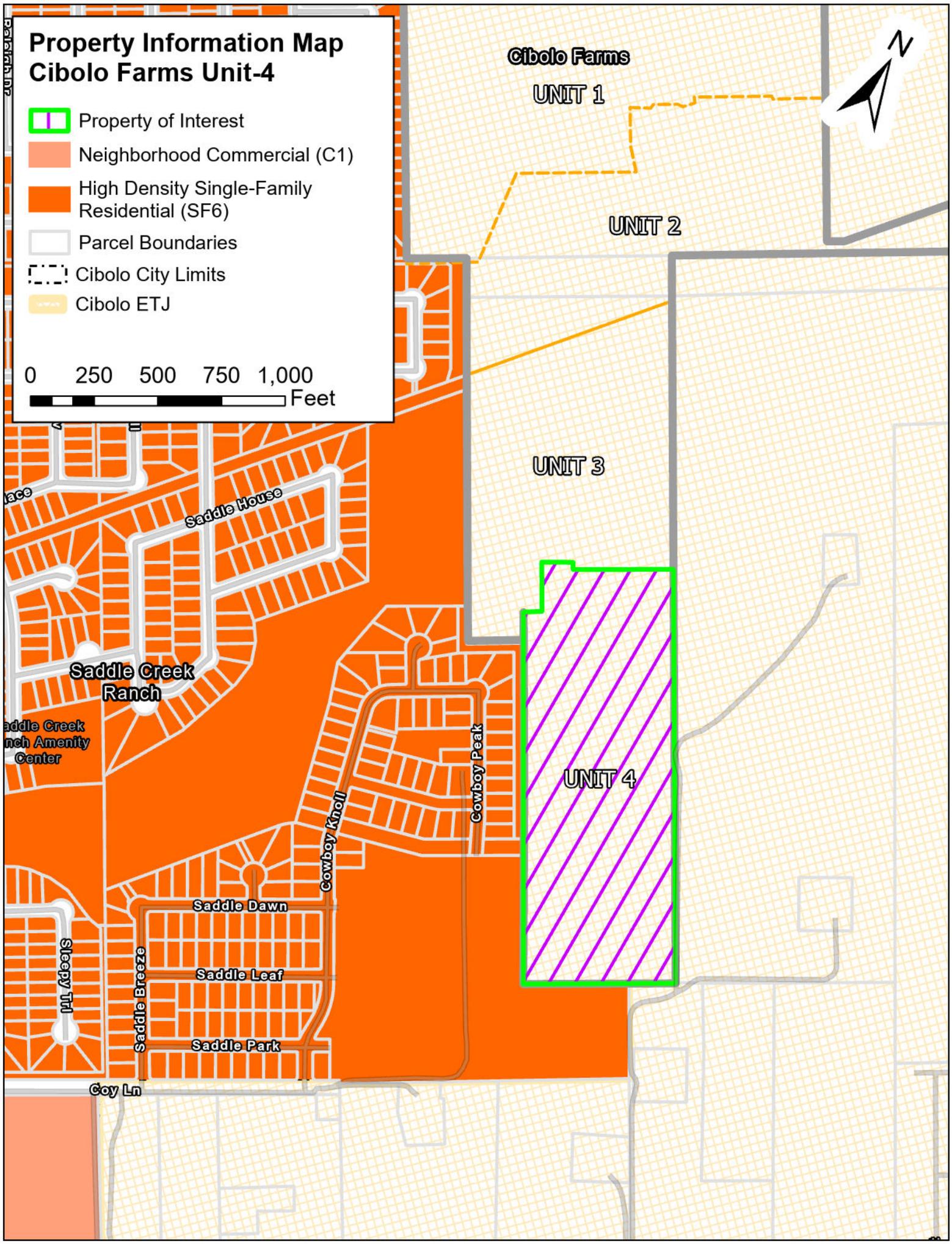
Saddle Leaf

Saddle Park

Sleepy Hill

Saddle Breeze

Coy Ln





City Council Regular Meeting Staff Report

B. Police Department

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Staff Update Item: 9B.
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

[CPD Monthly Calls for Service Log - Oct 2025.pdf](#)
[10.2025.pdf](#)



Cibolo Police Department Report Call Summary Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 11/03/2025 08:11
Total Records : 1069

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: 911 Hang Up/Open Line (18)				
2025-00057502	911 Hang Up/Open Line	10/28/2025 12:27	BUFFALO TRL	Cibolo (5)
2025-00056977	911 Hang Up/Open Line	10/25/2025 04:19	DIAMOND SHOALS	Cibolo (5)
2025-00054438	911 Hang Up/Open Line	10/10/2025 22:17	HANA LN	Cibolo (5)
2025-00053148	911 Hang Up/Open Line	10/04/2025 06:57	TORREY PINES	Cibolo (3)
2025-00055248	911 Hang Up/Open Line	10/15/2025 16:37	LINDY HILLS	Cibolo (3)
2025-00056501	911 Hang Up/Open Line	10/22/2025 19:14	OZUNA DR	Cibolo (3)
2025-00057575	911 Hang Up/Open Line	10/28/2025 21:49	GRAND AVE	Cibolo (3)
2025-00054440	911 Hang Up/Open Line	10/10/2025 22:19	BISON LN	Cibolo (4)
2025-00054460	911 Hang Up/Open Line	10/11/2025 01:42	HINGE CHASE	Cibolo (4)
2025-00052653	911 Hang Up/Open Line	10/01/2025 17:39	BUCKSKIN WAY	Cibolo (4)
2025-00056030	911 Hang Up/Open Line	10/20/2025 06:48	HANOVER PLACE	Cibolo (4)
2025-00056363	911 Hang Up/Open Line	10/22/2025 06:03	LING LN	Cibolo (4)
2025-00056130	911 Hang Up/Open Line	10/20/2025 17:58	SLIPPERY ROCK	Cibolo (4)
2025-00057573	911 Hang Up/Open Line	10/28/2025 21:30	GATEWOOD CHASE	Cibolo (4)
2025-00055765	911 Hang Up/Open Line	10/18/2025 13:19	GRAVEL GRAY	Cibolo (1)
2025-00055128	911 Hang Up/Open Line	10/15/2025 05:53	TURNING STONE	Cibolo (2)
2025-00054676	911 Hang Up/Open Line	10/12/2025 14:06	CANSIGLIO	Cibolo (2)
2025-00057735	911 Hang Up/Open Line	10/29/2025 16:41	ATALAYA	Cibolo (2)
Incident Type: Abandoned Vehicle (10)				
2025-00054159	Abandoned Vehicle	10/09/2025 09:40	RED RIVER	Cibolo (6)
2025-00053576	Abandoned Vehicle	10/06/2025 17:19	FM 1103	Cibolo (5)
2025-00056088	Abandoned Vehicle	10/20/2025 13:18	BUFFALO TRL	Cibolo (5)
2025-00053831	Abandoned Vehicle	10/07/2025 21:57	COUNTRY LN	Cibolo (5)
2025-00053734	Abandoned Vehicle	10/07/2025 12:44	CIBOLO VALLEY DR	Cibolo (3)



Cibolo Police Department Report Call Summary Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 11/03/2025 08:11
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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2025-00056840	Abandoned Vehicle	10/24/2025 11:34	ENCHANTED VW	Cibolo (4)
2025-00053008	Abandoned Vehicle	10/03/2025 12:05	SIOUX LN	Cibolo (4)
2025-00053173	Abandoned Vehicle	10/04/2025 10:05	HINGE PATH	Cibolo (4)
2025-00054757	Abandoned Vehicle	10/13/2025 09:08	GOLDEN VISTA	Cibolo (4)
2025-00055631	Abandoned Vehicle	10/17/2025 16:33	BLUE WILLOW	Cibolo (1)
Incident Type: Accident- Mv Hit & Run (11)				
2025-00056682	Accident- Mv Hit & Run	10/23/2025 14:52	FM 78 E	Cibolo (6)
2025-00055008	Accident- Mv Hit & Run	10/14/2025 12:36	IH 10 W	Cibolo (6)
2025-00055202	Accident- Mv Hit & Run	10/15/2025 11:29	IH 10 W	Cibolo (6)
2025-00057185	Accident- Mv Hit & Run	10/26/2025 19:56	IH 10 W	Cibolo (6)
2025-00056869	Accident- Mv Hit & Run	10/24/2025 13:18	FM 1103	Cibolo (5)
2025-00058016	Accident- Mv Hit & Run	10/31/2025 11:56	FM 1103	Cibolo (5)
2025-00053775	Accident- Mv Hit & Run	10/07/2025 16:40	CIBOLO VALLEY DR	Cibolo (5)
2025-00055228	Accident- Mv Hit & Run	10/15/2025 14:19	CIBOLO VALLEY DR	Cibolo (5)
2025-00054852	Accident- Mv Hit & Run	10/13/2025 18:14	HAPPY TRL	Cibolo (4)
2025-00054608	Accident- Mv Hit & Run	10/12/2025 00:02	BRIAR ST	Cibolo (1)
2025-00055625	Accident- Mv Hit & Run	10/17/2025 15:55	SPRINGTREE CV	Cibolo (1)
Incident Type: Accident- Mv No Injury (52)				
2025-00057542	Accident- Mv No Injury	10/28/2025 17:01	LOWER SEGUIN RD	Cibolo (6)
2025-00055968	Accident- Mv No Injury	10/19/2025 17:12	IH 10 W	Cibolo (6)
2025-00056454	Accident- Mv No Injury	10/22/2025 15:03	S MAIN ST	Cibolo (6)
2025-00052935	Accident- Mv No Injury	10/03/2025 06:11	BOLTON RD	Cibolo (6)
2025-00058134	Accident- Mv No Injury	10/31/2025 21:57	IH 10 W	Cibolo (6)
2025-00055299	Accident- Mv No Injury	10/16/2025 02:44	FM 78 W	Cibolo (6)
2025-00052609	Accident- Mv No Injury	10/01/2025 14:17	FM 1103	Cibolo (5)



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2025-00055441	Accident- Mv No Injury	10/16/2025 16:42	FM 1103	Cibolo (5)
2025-00052984	Accident- Mv No Injury	10/03/2025 10:37	LOOP 539 E	Cibolo (5)
2025-00054210	Accident- Mv No Injury	10/09/2025 14:06	CIBOLO VALLEY DR	Cibolo (5)
2025-00055421	Accident- Mv No Injury	10/16/2025 15:09	CIBOLO VALLEY DR	Cibolo (5)
2025-00057999	Accident- Mv No Injury	10/31/2025 09:33	CIBOLO VALLEY DR	Cibolo (5)
2025-00052658	Accident- Mv No Injury	10/01/2025 18:42	FM 1103	Cibolo (5)
2025-00053030	Accident- Mv No Injury	10/03/2025 14:53	FM 1103	Cibolo (5)
2025-00056231	Accident- Mv No Injury	10/21/2025 10:04	FM 1103	Cibolo (5)
2025-00057874	Accident- Mv No Injury	10/30/2025 13:58	FM 1103	Cibolo (5)
2025-00057928	Accident- Mv No Injury	10/30/2025 19:47	FM 1103	Cibolo (5)
2025-00053153	Accident- Mv No Injury	10/04/2025 08:14	CIBOLO VALLEY DR	Cibolo (5)
2025-00054533	Accident- Mv No Injury	10/11/2025 14:07	CIBOLO VALLEY DR	Cibolo (5)
2025-00054978	Accident- Mv No Injury	10/14/2025 09:35	CIBOLO VALLEY DR	Cibolo (5)
2025-00058037	Accident- Mv No Injury	10/31/2025 14:26	CIBOLO VALLEY DR	Cibolo (5)
2025-00056461	Accident- Mv No Injury	10/22/2025 15:48	CIBOLO VALLEY DR	Cibolo (5)
2025-00055674	Accident- Mv No Injury	10/17/2025 20:46	FM 1103	Cibolo (5)
2025-00057859	Accident- Mv No Injury	10/30/2025 12:02	FM 1103	Cibolo (5)
2025-00055056	Accident- Mv No Injury	10/14/2025 17:54	FM 1103	Cibolo (5)
2025-00053583	Accident- Mv No Injury	10/06/2025 17:57	FM 1103	Cibolo (5)
2025-00056125	Accident- Mv No Injury	10/20/2025 17:18	FM 1103	Cibolo (5)
2025-00052763	Accident- Mv No Injury	10/02/2025 08:35	STEELE WAY	Cibolo (5)
2025-00055429	Accident- Mv No Injury	10/16/2025 15:46	FM 1103	Cibolo (5)
2025-00055761	Accident- Mv No Injury	10/18/2025 12:34	FM 1103	Cibolo (5)
2025-00054861	Accident- Mv No Injury	10/13/2025 19:03	N MAIN ST	Cibolo (5)
2025-00052879	Accident- Mv No Injury	10/02/2025 17:47	CIBOLO VALLEY DR	Cibolo (3)



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2025-00055327	Accident- Mv No Injury	10/16/2025 07:55	THISTLE CREEK DR	Cibolo (3)
2025-00052755	Accident- Mv No Injury	10/02/2025 08:13	CIBOLO VALLEY DR	Cibolo (3)
2025-00056384	Accident- Mv No Injury	10/22/2025 07:58	CIBOLO VALLEY DR	Cibolo (3)
2025-00053345	Accident- Mv No Injury	10/05/2025 08:27	GATEWOOD BRIAR	Cibolo (4)
2025-00056898	Accident- Mv No Injury	10/24/2025 16:33	FM 1103	Cibolo (4)
2025-00053763	Accident- Mv No Injury	10/07/2025 15:28	FM 1103	Cibolo (4)
2025-00054835	Accident- Mv No Injury	10/13/2025 16:28	FM 1103	Cibolo (4)
2025-00057256	Accident- Mv No Injury	10/27/2025 07:58	BISON LN	Cibolo (4)
2025-00054127	Accident- Mv No Injury	10/09/2025 08:05	SPRINGTREE CV	Cibolo (1)
2025-00057885	Accident- Mv No Injury	10/30/2025 14:48	IH 35 N	Cibolo (1)
2025-00055436	Accident- Mv No Injury	10/16/2025 16:19	FOUR OAKS LN	Schertz (206)
2025-00056928	Accident- Mv No Injury	10/24/2025 19:50	GREEN VALLEY RD	Cibolo (2)
2025-00055254	Accident- Mv No Injury	10/15/2025 16:53	FM 1103	Cibolo (2)
2025-00056792	Accident- Mv No Injury	10/24/2025 07:35	FM 1103	Cibolo (2)
2025-00053081	Accident- Mv No Injury	10/03/2025 19:40	FM 1103	Cibolo (2)
2025-00053187	Accident- Mv No Injury	10/04/2025 11:55	FM 1103	Cibolo (2)
2025-00053190	Accident- Mv No Injury	10/04/2025 12:26	FM 1103	Cibolo (2)
2025-00055454	Accident- Mv No Injury	10/16/2025 17:26	FM 1103	Cibolo (2)
2025-00055474	Accident- Mv No Injury	10/16/2025 20:55	FM 1103	Cibolo (2)
2025-00056090	Accident- Mv No Injury	10/20/2025 13:28	FOXBROOK WAY	Cibolo (2)
Incident Type: Accident-Mv Inj (28)				
2025-00055894	Accident-Mv Inj	10/19/2025 07:47	IH 10 W	Cibolo (6)
2025-00054471	Accident-Mv Inj	10/11/2025 03:26	IH 10 W	Cibolo (6)
2025-00052733	Accident-Mv Inj	10/02/2025 06:42	FM 78 EAST	Cibolo (6)
2025-00055468	Accident-Mv Inj	10/16/2025 20:07	FM 1103	Cibolo (6)
2025-00057740	Accident-Mv Inj	10/29/2025 17:08	FM 78 E	Cibolo (6)
2025-00052730	Accident-Mv Inj	10/02/2025 06:06	IH 10 W	Cibolo (6)



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2025-00058028	Accident-Mv Inj	10/31/2025 13:09	FM 1103	Cibolo (5)
2025-00055637	Accident-Mv Inj	10/17/2025 17:07	W BORGFELD RD	Cibolo (5)
2025-00054017	Accident-Mv Inj	10/08/2025 17:03	CIBOLO VALLEY DR	Cibolo (5)
2025-00053045	Accident-Mv Inj	10/03/2025 16:28	CIBOLO VALLEY DR	Cibolo (5)
2025-00054506	Accident-Mv Inj	10/11/2025 10:07	FM 78 W	Cibolo (5)
2025-00057968	Accident-Mv Inj	10/31/2025 07:00	FM 1103	Cibolo (5)
2025-00057133	Accident-Mv Inj	10/26/2025 09:38	FM 1103	Cibolo (5)
2025-00058021	Accident-Mv Inj	10/31/2025 12:20	FM 1103	Cibolo (5)
2025-00056885	Accident-Mv Inj	10/24/2025 15:04	CIBOLO VALLEY DR	Cibolo (5)
2025-00057734	Accident-Mv Inj	10/29/2025 16:38	AMBER CRK	Cibolo (5)
2025-00057549	Accident-Mv Inj	10/28/2025 17:55	DEER CREEK BLVD	Cibolo (3)
2025-00056720	Accident-Mv Inj	10/23/2025 19:13	CIBOLO VALLEY DR	Cibolo (3)
2025-00056938	Accident-Mv Inj	10/24/2025 20:35	CIBOLO VALLEY DR	Cibolo (3)
2025-00057270	Accident-Mv Inj	10/27/2025 08:43	FM 1103	Cibolo (4)
2025-00055277	Accident-Mv Inj	10/15/2025 20:10	RODEO WAY	Cibolo (4)
2025-00052548	Accident-Mv Inj	10/01/2025 08:32	CIBOLO VALLEY DR	Cibolo (1)
2025-00058121	Accident-Mv Inj	10/31/2025 21:01	IH 35 N	Cibolo (1)
2025-00056138	Accident-Mv Inj	10/20/2025 18:50	FM 1103	Cibolo (2)
2025-00055522	Accident-Mv Inj	10/17/2025 06:17	FM 1103	Cibolo (2)
2025-00057713	Accident-Mv Inj	10/29/2025 14:29	FM 1103	Cibolo (2)
2025-00055037	Accident-Mv Inj	10/14/2025 16:01	FM 1103	Cibolo (2)
2025-00053724	Accident-Mv Inj	10/07/2025 11:48	DEAN RD	Cibolo (2)
Incident Type: Accident-Mv/Ped (2)				
2025-00057529	Accident-Mv/Ped	10/28/2025 14:59	SILVER WING	Cibolo (3)
2025-00053362	Accident-Mv/Ped	10/05/2025 11:41	FOXTAIL VALLEY	Cibolo (2)
Incident Type: Accident-Train Vs Veh/Person (1)				
2025-00053118	Accident-Train Vs Veh/Person	10/04/2025 00:22	FM 78 W	Cibolo (6)
Incident Type: Alarm- Burglary (61)				
2025-00053048	Alarm- Burglary	10/03/2025 17:06	MOTTS	Cibolo (6)
2025-00057595	Alarm- Burglary	10/29/2025 00:06	FM 78 E	Cibolo (6)
2025-00056966	Alarm- Burglary	10/25/2025 00:19	FM 1103	Cibolo (5)



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2025-00057121	Alarm- Burglary	10/26/2025 06:38	FM 1103	Cibolo (5)
2025-00057771	Alarm- Burglary	10/29/2025 23:52	W BORGFELD RD	Cibolo (5)
2025-00055136	Alarm- Burglary	10/15/2025 07:05	CIBOLO VALLEY DR	Cibolo (5)
2025-00056973	Alarm- Burglary	10/25/2025 03:03	CIBOLO VALLEY DR	Cibolo (5)
2025-00055519	Alarm- Burglary	10/17/2025 06:03	GUADALUPE DR	Cibolo (5)
2025-00055696	Alarm- Burglary	10/17/2025 23:36	CIBOLO VALLEY DR	Cibolo (5)
2025-00052496	Alarm- Burglary	10/01/2025 01:48	FM 1103	Cibolo (5)
2025-00052692	Alarm- Burglary	10/01/2025 23:49	FM 1103	Cibolo (5)
2025-00052729	Alarm- Burglary	10/02/2025 06:02	FM 1103	Cibolo (5)
2025-00056707	Alarm- Burglary	10/23/2025 17:20	OVERLOOK RDG	Cibolo (5)
2025-00056916	Alarm- Burglary	10/24/2025 18:17	FM 1103	Cibolo (5)
2025-00056975	Alarm- Burglary	10/25/2025 03:16	CIBOLO VALLEY DR	Cibolo (5)
2025-00057396	Alarm- Burglary	10/27/2025 22:18	FM 1103	Cibolo (5)
2025-00057620	Alarm- Burglary	10/29/2025 05:11	CIBOLO DR	Cibolo (5)
2025-00057556	Alarm- Burglary	10/28/2025 18:51	GUADALUPE DR	Cibolo (5)
2025-00054387	Alarm- Burglary	10/10/2025 14:40	TWISTING STREAM	Cibolo (5)
2025-00052990	Alarm- Burglary	10/03/2025 10:54	NICKEL BROOK	Cibolo (5)
2025-00054100	Alarm- Burglary	10/09/2025 05:51	GUADALUPE DR	Cibolo (5)
2025-00053851	Alarm- Burglary	10/08/2025 00:48	MOHAWK DR	Cibolo (5)
2025-00054650	Alarm- Burglary	10/12/2025 09:19	BRUSH TRAIL LN	Cibolo (3)
2025-00054664	Alarm- Burglary	10/12/2025 11:50	BRUSH TRAIL BEND	Cibolo (3)
2025-00054673	Alarm- Burglary	10/12/2025 13:56	SEA HEADRIG DR	Cibolo (3)
2025-00058025	Alarm- Burglary	10/31/2025 12:52	HAZELTINE WAY	Cibolo (3)
2025-00056028	Alarm- Burglary	10/20/2025 05:39	DEW FALL TRL	Cibolo (3)
2025-00053820	Alarm- Burglary	10/07/2025 20:20	RIO VISTA DR	Cibolo (3)
2025-00056925	Alarm- Burglary	10/24/2025 19:21	FAWN RDG	Cibolo (3)
2025-00056624	Alarm- Burglary	10/23/2025 10:12	DEW FALL TRL	Cibolo (3)
2025-00056702	Alarm- Burglary	10/23/2025 17:08	IH 35 N	Schertz (201)
2025-00057367	Alarm- Burglary	10/27/2025 18:37	GREEN VALLEY RD	Cibolo (4)
2025-00052656	Alarm- Burglary	10/01/2025 18:08	STONEBROOK DR	Cibolo (4)
2025-00052955	Alarm- Burglary	10/03/2025 08:20	SADDLE PARK	Cibolo (4)



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2025-00052962	Alarm- Burglary	10/03/2025 08:39	GRAND VISTA	Cibolo (4)
2025-00056068	Alarm- Burglary	10/20/2025 10:13	MORGAN RUN	Cibolo (4)
2025-00057137	Alarm- Burglary	10/26/2025 10:40	GOODNIGHT CIR	Cibolo (4)
2025-00057534	Alarm- Burglary	10/28/2025 15:25	STONEBROOK DR	Cibolo (4)
2025-00055740	Alarm- Burglary	10/18/2025 09:39	RAMSDALE WAY	Cibolo (4)
2025-00057844	Alarm- Burglary	10/30/2025 09:55	RAMSDALE WAY	Cibolo (4)
2025-00053040	Alarm- Burglary	10/03/2025 15:46	SADDLE PARK	Cibolo (4)
2025-00054340	Alarm- Burglary	10/10/2025 10:09	IH 35 N	Cibolo (1)
2025-00056781	Alarm- Burglary	10/24/2025 04:14	IH 35 N	Cibolo (1)
2025-00056784	Alarm- Burglary	10/24/2025 05:16	IH 35 N	Cibolo (1)
2025-00056965	Alarm- Burglary	10/25/2025 00:14	IH 35 N	Cibolo (1)
2025-00057592	Alarm- Burglary	10/28/2025 23:48	IH 35 N	Cibolo (1)
2025-00052911	Alarm- Burglary	10/03/2025 00:31	MINERALS WAY	Cibolo (1)
2025-00055524	Alarm- Burglary	10/17/2025 06:29	IH 35 N	Cibolo (1)
2025-00054583	Alarm- Burglary	10/11/2025 21:25	BROOK BEND	Cibolo (1)
2025-00056751	Alarm- Burglary	10/23/2025 23:07	IH 35 N	Cibolo (1)
2025-00053025	Alarm- Burglary	10/03/2025 14:28	BROOK SHADOW	Cibolo (1)
2025-00057776	Alarm- Burglary	10/30/2025 01:22	SPRINGTREE BEND	Cibolo (1)
2025-00056344	Alarm- Burglary	10/21/2025 23:47	GREEN STONE	Cibolo (1)
2025-00055934	Alarm- Burglary	10/19/2025 13:07	WEEPING WILLOW	Cibolo (1)
2025-00056038	Alarm- Burglary	10/20/2025 07:21	SWIFT MOVE	Cibolo (1)
2025-00054093	Alarm- Burglary	10/09/2025 04:11	FM 1103	Cibolo (2)
2025-00057962	Alarm- Burglary	10/31/2025 04:02	FM 1103	Cibolo (2)
2025-00052782	Alarm- Burglary	10/02/2025 09:48	FM 1103	Cibolo (2)
2025-00053373	Alarm- Burglary	10/05/2025 13:53	GREEN VALLEY RD	Cibolo (2)
2025-00057337	Alarm- Burglary	10/27/2025 15:13	CORWIN SPGS	Cibolo (2)
2025-00056708	Alarm- Burglary	10/23/2025 17:18	YOAKUM VALLEY	Schertz (105)
Incident Type: Alarm-Robbery/Panic (3)				
2025-00057939	Alarm-Robbery/Panic	10/30/2025 21:38	RED RIVER	Cibolo (6)
2025-00054815	Alarm-Robbery/Panic	10/13/2025 15:00	MORGAN RUN	Cibolo (4)
2025-00053547	Alarm-Robbery/Panic	10/06/2025 13:26	FM 1103	Cibolo (2)



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Incident Type: Alarm-School Panic (2)				
2025-00055592	Alarm-School Panic	10/17/2025 12:55	W BORGFELD RD	Cibolo (3)
2025-00058050	Alarm-School Panic	10/31/2025 15:35	W BORGFELD RD	Cibolo (3)
Incident Type: Animal Call (90)				
2025-00053940	Animal Call	10/08/2025 11:21	CIBOLO TRL	Bexar County
2025-00053758	Animal Call	10/07/2025 15:05	SHADY MEADOWS LN	Cibolo (6)
2025-00053887	Animal Call	10/08/2025 07:55	PFANNSTIEL LN	Cibolo (6)
2025-00054465	Animal Call	10/11/2025 02:11	VENADO CROSSING	Cibolo (6)
2025-00054515	Animal Call	10/11/2025 11:43	VIJIL LOOP	Cibolo (6)
2025-00057653	Animal Call	10/29/2025 08:48	VIJIL LOOP	Cibolo (6)
2025-00054984	Animal Call	10/14/2025 09:54	COUNTRY LN	Cibolo (6)
2025-00056435	Animal Call	10/22/2025 12:46	SHADY MEADOWS LN	Cibolo (6)
2025-00057530	Animal Call	10/28/2025 15:14	CYPRESS BAYOU	Cibolo (6)
2025-00057348	Animal Call	10/27/2025 16:29	SHADY MEADOWS LN	Cibolo (6)
2025-00057180	Animal Call	10/26/2025 19:14	BLACK RIVER	Cibolo (6)
2025-00056782	Animal Call	10/24/2025 04:45	PUDU TRL	Cibolo (6)
2025-00056299	Animal Call	10/21/2025 16:57	BOLTON RD	Cibolo (6)
2025-00056062	Animal Call	10/20/2025 09:29	HAECKERVILLE RD	Cibolo (6)
2025-00055912	Animal Call	10/19/2025 10:12	ROBIN DR	Cibolo (6)
2025-00055993	Animal Call	10/19/2025 20:46	HAECKERVILLE RD	Cibolo (6)
2025-00053743	Animal Call	10/07/2025 13:57	SHADY MEADOWS LN	Cibolo (6)
2025-00056693	Animal Call	10/23/2025 16:13	LOGGY BAYOU	Cibolo (6)
2025-00055057	Animal Call	10/14/2025 17:55	IH 10 W	Cibolo (6)
2025-00057173	Animal Call	10/26/2025 17:34	IH 10 W	Cibolo (6)
2025-00052633	Animal Call	10/01/2025 15:38	FM 3009	Schertz (302)
2025-00054191	Animal Call	10/09/2025 12:19	LOOP 539 E	Cibolo (5)
2025-00056242	Animal Call	10/21/2025 11:25	CIBOLO VALLEY DR	Cibolo (5)
2025-00052567	Animal Call	10/01/2025 10:13	EVERYDAY WAY	Cibolo (5)
2025-00054790	Animal Call	10/13/2025 11:56	N MAIN ST	Cibolo (5)
2025-00055381	Animal Call	10/16/2025 11:43	BUFFALO TRL	Cibolo (5)



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2025-00055744	Animal Call	10/18/2025 10:26	BUFFALO TRL	Cibolo (5)
2025-00056887	Animal Call	10/24/2025 15:27	FM 1103	Cibolo (5)
2025-00056892	Animal Call	10/24/2025 15:57	DOUGLAS ST	Cibolo (5)
2025-00054802	Animal Call	10/13/2025 13:09	N MAIN ST	Cibolo (5)
2025-00053337	Animal Call	10/05/2025 07:26	CIBOLO DR	Cibolo (5)
2025-00054577	Animal Call	10/11/2025 20:45	CIBOLO DR	Cibolo (5)
2025-00055320	Animal Call	10/16/2025 07:40	FM 78 E	Cibolo (5)
2025-00052577	Animal Call	10/01/2025 11:18	WELDING WAY	Cibolo (5)
2025-00053038	Animal Call	10/03/2025 15:38	HANA LN	Cibolo (5)
2025-00056048	Animal Call	10/20/2025 08:08	SASSMAN RD	Cibolo (5)
2025-00055985	Animal Call	10/19/2025 19:14	MEEK ST	Cibolo (5)
2025-00056436	Animal Call	10/22/2025 12:46	TOLLE RD	Cibolo (5)
2025-00056692	Animal Call	10/23/2025 16:12	BEE ALLEY	Cibolo (5)
2025-00057525	Animal Call	10/28/2025 14:16	WERNER ST	Cibolo (5)
2025-00054769	Animal Call	10/13/2025 09:46	N MAIN ST	Cibolo (5)
2025-00056247	Animal Call	10/21/2025 11:49	HANA LN	Cibolo (5)
2025-00053013	Animal Call	10/03/2025 12:56	COUNTRY LN	Cibolo (5)
2025-00053971	Animal Call	10/08/2025 13:59	N MAIN ST	Cibolo (5)
2025-00053740	Animal Call	10/07/2025 13:21	FALCON CROSSING	Cibolo (3)
2025-00053959	Animal Call	10/08/2025 12:39	APACHE LEDGE	Cibolo (3)
2025-00054160	Animal Call	10/09/2025 09:43	BRUSH TRAIL BEND	Cibolo (3)
2025-00054232	Animal Call	10/09/2025 16:37	BROOK SHADOW	Cibolo (3)
2025-00054760	Animal Call	10/13/2025 09:18	FIREBIRD RUN	Cibolo (3)
2025-00055236	Animal Call	10/15/2025 15:00	THISTLE CREEK DR	Cibolo (3)
2025-00058062	Animal Call	10/31/2025 16:22	ROSEWOOD CV	Cibolo (3)
2025-00057768	Animal Call	10/29/2025 23:17	BROOK SHADOW	Cibolo (3)
2025-00057236	Animal Call	10/27/2025 05:45	SPICE OAK LN	Cibolo (3)
2025-00056272	Animal Call	10/21/2025 14:10	SPICE OAK LN	Cibolo (3)
2025-00056089	Animal Call	10/20/2025 13:28	LOCH LOMOND DR	Cibolo (3)
2025-00052611	Animal Call	10/01/2025 14:25	BURKWOOD LN	Cibolo (3)
2025-00052615	Animal Call	10/01/2025 14:41	KIPPER AVE	Cibolo (3)
2025-00057326	Animal Call	10/27/2025 14:01	DEER MEADOW BLVD	Cibolo (3)
2025-00054481	Animal Call	10/11/2025 07:48	WIEDNER RD	Cibolo (4)



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2025-00057667	Animal Call	10/29/2025 10:40	HINGE LOOP	Cibolo (4)
2025-00052769	Animal Call	10/02/2025 08:56	SADDLE FOREST	Cibolo (4)
2025-00056145	Animal Call	10/20/2025 19:49	SCENIC VISTA	Cibolo (4)
2025-00056621	Animal Call	10/23/2025 10:03	ANVIL PLACE	Cibolo (4)
2025-00056690	Animal Call	10/23/2025 16:10	SADDLE HILL	Cibolo (4)
2025-00057705	Animal Call	10/29/2025 13:51	HAPPY TRL	Cibolo (4)
2025-00055201	Animal Call	10/15/2025 11:13	SADDLEHORN WAY	Cibolo (4)
2025-00055548	Animal Call	10/17/2025 08:31	BUFFALO CROSSING	Cibolo (4)
2025-00054988	Animal Call	10/14/2025 10:03	SLIPPERY ROCK	Cibolo (4)
2025-00058038	Animal Call	10/31/2025 14:35	IH 35 N	Cibolo (1)
2025-00057538	Animal Call	10/28/2025 15:57	IH 35 N	Cibolo (1)
2025-00055019	Animal Call	10/14/2025 13:43	ELAINE S SCHLATHER PKWY	Cibolo (1)
2025-00052825	Animal Call	10/02/2025 12:55	AGARITA CIR	Cibolo (1)
2025-00053405	Animal Call	10/05/2025 18:35	CREEK RUN	Cibolo (1)
2025-00057523	Animal Call	10/28/2025 14:14	WILLOW VW	Cibolo (1)
2025-00058015	Animal Call	10/31/2025 11:48	WEEPING WILLOW	Cibolo (1)
2025-00057496	Animal Call	10/28/2025 11:41	GREEN VALLEY RD	Cibolo (1)
2025-00057281	Animal Call	10/27/2025 09:52	BLUE WILLOW	Cibolo (1)
2025-00056655	Animal Call	10/23/2025 12:48	BLUE WILLOW	Cibolo (1)
2025-00056426	Animal Call	10/22/2025 11:44	WHITE ROCK	Cibolo (1)
2025-00055971	Animal Call	10/19/2025 17:31	BRIDGE CROSSING	Cibolo (1)
2025-00053220	Animal Call	10/04/2025 17:01	ORTH AVE	Cibolo (2)
2025-00057346	Animal Call	10/27/2025 16:29	ORTH AVE	Cibolo (2)
2025-00055330	Animal Call	10/16/2025 08:02	FM 1103	Cibolo (2)
2025-00054488	Animal Call	10/11/2025 08:41	OITAVOS ST	Cibolo (2)
2025-00054101	Animal Call	10/09/2025 05:55	GREEN VALLEY RD	Cibolo (2)
2025-00053009	Animal Call	10/03/2025 12:08	LANDMARK GATE	Cibolo (2)
2025-00056835	Animal Call	10/24/2025 11:20	WIEDNER RD	Cibolo (2)
2025-00056927	Animal Call	10/24/2025 19:39	ALBARELLA	Cibolo (2)
2025-00057524	Animal Call	10/28/2025 14:14	CALERA CV	Cibolo (2)



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2025-00052961	Animal Call	10/03/2025 08:38	VALLEY MEADOW	Guadalupe County
Incident Type: Animal Call-Barking Dog (11)				
2025-00052703	Animal Call-Barking Dog	10/02/2025 01:30	HANA LN	Cibolo (5)
2025-00057864	Animal Call-Barking Dog	10/30/2025 12:22	MOHAWK DR	Cibolo (5)
2025-00057775	Animal Call-Barking Dog	10/30/2025 00:34	BROOK SHADOW	Cibolo (3)
2025-00055779	Animal Call-Barking Dog	10/18/2025 15:35	HEREFORD ST	Cibolo (4)
2025-00055789	Animal Call-Barking Dog	10/18/2025 16:36	HEREFORD ST	Cibolo (4)
2025-00057618	Animal Call-Barking Dog	10/29/2025 04:42	BLUE WILLOW	Cibolo (1)
2025-00054609	Animal Call-Barking Dog	10/12/2025 00:18	WILLOW VW	Cibolo (1)
2025-00054771	Animal Call-Barking Dog	10/13/2025 10:02	WILLOW VW	Cibolo (1)
2025-00055839	Animal Call-Barking Dog	10/19/2025 01:03	GREEN BROOK PL	Cibolo (1)
2025-00058129	Animal Call-Barking Dog	10/31/2025 21:33	GREEN BROOK PL	Cibolo (1)
2025-00057694	Animal Call-Barking Dog	10/29/2025 13:00	BLUE WILLOW	Cibolo (1)
Incident Type: Animal Call-Bite (6)				
2025-00055221	Animal Call-Bite	10/15/2025 13:48	TOLLE RD	Cibolo (5)
2025-00056211	Animal Call-Bite	10/21/2025 08:15	WILLOW VW	Cibolo (1)
2025-00056859	Animal Call-Bite	10/24/2025 13:00	HARLEY HAY	Cibolo (1)
2025-00055573	Animal Call-Bite	10/17/2025 10:58	BEE CAVES CV	Cibolo (2)
2025-00055382	Animal Call-Bite	10/16/2025 11:44	BEE CAVES CV	Cibolo (2)
2025-00056672	Animal Call-Bite	10/23/2025 13:56	SILVER FOX	Cibolo (2)
Incident Type: Animal Call-Follow Up (1)				
2025-00056279	Animal Call-Follow Up	10/21/2025 15:01	WILLOW VW	Cibolo (1)
Incident Type: Assault-Already Occurred (13)				
2025-00054881	Assault-Already Occurred	10/13/2025 20:40	HAECKERVILLE RD	Cibolo (6)
2025-00057182	Assault-Already Occurred	10/26/2025 19:30	COUNTRY LN	Cibolo (6)
2025-00054161	Assault-Already Occurred	10/09/2025 10:00	FM 1103	Cibolo (5)
2025-00055408	Assault-Already Occurred	10/16/2025 14:07	FM 1103	Cibolo (5)



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2025-00057283	Assault-Already Occurred	10/27/2025 10:08	FM 1103	Cibolo (5)
2025-00054393	Assault-Already Occurred	10/10/2025 15:12	LOOP 539 E	Cibolo (5)
2025-00056709	Assault-Already Occurred	10/23/2025 17:23	LOOP 539 E	Cibolo (5)
2025-00058154	Assault-Already Occurred	10/31/2025 23:22	JACQUELINE ST	Cibolo (5)
2025-00053563	Assault-Already Occurred	10/06/2025 15:56	OAKMONT WAY	Cibolo (3)
2025-00057499	Assault-Already Occurred	10/28/2025 12:23	THISTLE CREEK DR	Cibolo (3)
2025-00058044	Assault-Already Occurred	10/31/2025 15:05	BENTWOOD RANCH DR	Cibolo (3)
2025-00053824	Assault-Already Occurred	10/07/2025 20:49	WEIL RD	Cibolo (4)
2025-00056104	Assault-Already Occurred	10/20/2025 15:16	PEARL CHASE	Cibolo (1)
Incident Type: Assist Ems (22)				
2025-00054686	Assist Ems	10/12/2025 17:50	SALT FORK	Cibolo (6)
2025-00054397	Assist Ems	10/10/2025 16:23	HAECKERVILLE RD	Cibolo (6)
2025-00053741	Assist Ems	10/07/2025 13:44	FM 1103	Cibolo (5)
2025-00054907	Assist Ems	10/14/2025 03:00	CIBOLO VALLEY DR	Cibolo (5)
2025-00056442	Assist Ems	10/22/2025 13:47	PECAN	Cibolo (5)
2025-00054888	Assist Ems	10/13/2025 22:39	HANA LN	Cibolo (5)
2025-00053414	Assist Ems	10/05/2025 20:29	SOMERSET AVE	Cibolo (3)
2025-00053078	Assist Ems	10/03/2025 19:21	LOCH LOMOND DR	Cibolo (3)
2025-00054622	Assist Ems	10/12/2025 03:30	SWEETLEAF LN	Cibolo (3)
2025-00054646	Assist Ems	10/12/2025 08:49	SWEETLEAF LN	Cibolo (3)
2025-00055426	Assist Ems	10/16/2025 15:36	GRAND AVE	Cibolo (3)
2025-00056978	Assist Ems	10/25/2025 04:52	CARNOUSTY DR	Cibolo (3)
2025-00053739	Assist Ems	10/07/2025 13:19	DEER MEADOW BLVD	Cibolo (3)
2025-00055376	Assist Ems	10/16/2025 11:21	NIEMIETZ CV	Cibolo (4)
2025-00057577	Assist Ems	10/28/2025 21:54	BISON LN	Cibolo (4)
2025-00054290	Assist Ems	10/09/2025 23:45	PERSIMMON DR	Cibolo (1)
2025-00058022	Assist Ems	10/31/2025 12:31	STILL BROOK LN	Cibolo (1)
2025-00055472	Assist Ems	10/16/2025 20:52	IH 35 N	Cibolo (1)
2025-00057375	Assist Ems	10/27/2025 19:44	IH 35 N	Cibolo (1)



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2025-00056357	Assist Ems	10/22/2025 01:21	WILLOW RUN	Cibolo (1)
2025-00056058	Assist Ems	10/20/2025 08:59	BEE CAVES CV	Cibolo (2)
2025-00053657	Assist Ems	10/07/2025 06:26	SUSSEX CV	Cibolo (2)
Incident Type: Assist Fire (Non-Structure) (7)				
2025-00054550	Assist Fire (Non-Structure)	10/11/2025 17:15	IH 10 W	Cibolo (6)
2025-00054195	Assist Fire (Non-Structure)	10/09/2025 13:16	CIBOLO VALLEY DR	Cibolo (5)
2025-00053205	Assist Fire (Non-Structure)	10/04/2025 15:10	FM 1103	Cibolo (5)
2025-00054042	Assist Fire (Non-Structure)	10/08/2025 20:17	SUNROSE LN	Cibolo (3)
2025-00055315	Assist Fire (Non-Structure)	10/16/2025 07:05	DEER MEADOW BLVD	Cibolo (3)
2025-00058053	Assist Fire (Non-Structure)	10/31/2025 15:54	PRICKLY PEAR DR	Cibolo (4)
2025-00052880	Assist Fire (Non-Structure)	10/02/2025 17:51	WEIL RD	Guadalupe County
Incident Type: Assist Fire- Structure Fire (1)				
2025-00055965	Assist Fire-Structure Fire	10/19/2025 17:01	BAY WILLOW	Cibolo (1)
Incident Type: Assist Other Agency (24)				
2025-00053745	Assist Other Agency	10/07/2025 14:09	COUNTRY LN	Cibolo (6)
2025-00054154	Assist Other Agency	10/09/2025 09:06	COUNTRY LN	Cibolo (6)
2025-00057834	Assist Other Agency	10/30/2025 09:17	SCHERTZ PKWY	Schertz (506)
2025-00057903	Assist Other Agency	10/30/2025 16:44	FM 78	Schertz (506)
2025-00055401	Assist Other Agency	10/16/2025 13:12	FM 3009	Schertz (301)
2025-00053036	Assist Other Agency	10/03/2025 15:28	CIBOLO VALLEY DR	Cibolo (5)
2025-00056897	Assist Other Agency	10/24/2025 16:18	DOUGLAS ST	Cibolo (5)
2025-00055064	Assist Other Agency	10/14/2025 19:29	IRISH CREEK RD	Schertz (403)
2025-00053388	Assist Other Agency	10/05/2025 16:53	FM 3009	Schertz (303)
2025-00056779	Assist Other Agency	10/24/2025 02:45	GRAND AVE	Cibolo (3)
2025-00056252	Assist Other Agency	10/21/2025 12:11	SILVER WING	Cibolo (3)
2025-00055588	Assist Other Agency	10/17/2025 12:36	DEER MEADOW BLVD	Cibolo (3)



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2025-00056076	Assist Other Agency	10/20/2025 10:53	THISTLE CREEK DR	Cibolo (3)
2025-00056259	Assist Other Agency	10/21/2025 12:51	SILVER WING	Cibolo (3)
2025-00053551	Assist Other Agency	10/06/2025 14:01	LINDY HILLS	Cibolo (3)
2025-00057454	Assist Other Agency	10/28/2025 07:50	COWBOY SUMMIT	Cibolo (4)
2025-00057917	Assist Other Agency	10/30/2025 18:07	MOUNTAIN HOME	Cibolo (4)
2025-00052781	Assist Other Agency	10/02/2025 09:47	ELAINE S SCHLATHER PKWY	Cibolo (1)
2025-00056982	Assist Other Agency	10/25/2025 06:10	OLD WIEDERSTEIN RD	Cibolo (1)
2025-00052554	Assist Other Agency	10/01/2025 08:59	RIPPS-KREUSLER	Cibolo (1)
2025-00057319	Assist Other Agency	10/27/2025 13:31	CIBOLO VALLEY DR	Cibolo (1)
2025-00055936	Assist Other Agency	10/19/2025 13:31	CIBOLO VALLEY DR	Schertz (208)
2025-00053394	Assist Other Agency	10/05/2025 17:40	IH 35 N	Schertz (206)
2025-00055922	Assist Other Agency	10/19/2025 11:16	FM 1103	Schertz (101)
Incident Type: Assist Public (20)				
2025-00055713	Assist Public	10/18/2025 04:06	BOLTON RD	Cibolo (6)
2025-00052858	Assist Public	10/02/2025 16:01	FM 78 E	Cibolo (6)
2025-00053645	Assist Public	10/07/2025 03:08	FM 78 W	Cibolo (6)
2025-00052964	Assist Public	10/03/2025 08:57	FM 1103	Cibolo (5)
2025-00056114	Assist Public	10/20/2025 16:34	FM 1103	Cibolo (5)
2025-00052592	Assist Public	10/01/2025 12:39	LOOP 539 E	Cibolo (5)
2025-00053539	Assist Public	10/06/2025 11:45	FM 1103	Cibolo (5)
2025-00055834	Assist Public	10/18/2025 23:31	FM 1103	Cibolo (5)
2025-00055954	Assist Public	10/19/2025 15:15	PFEIL RD	Cibolo (5)
2025-00053182	Assist Public	10/04/2025 11:21	FM 1103	Cibolo (5)
2025-00056001	Assist Public	10/19/2025 22:48	W SCHLATHER ST	Cibolo (5)
2025-00055807	Assist Public	10/18/2025 19:53	RAWE AVE	Cibolo (5)
2025-00055444	Assist Public	10/16/2025 16:49	W BORGFELD RD	Cibolo (3)
2025-00052829	Assist Public	10/02/2025 13:55	HINGE CHASE	Cibolo (4)
2025-00056738	Assist Public	10/23/2025 21:52	NIEMIETZ CV	Cibolo (4)



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2025-00057912	Assist Public	10/30/2025 17:39	NIEMIETZ CV	Cibolo (4)
2025-00053826	Assist Public	10/07/2025 21:12	TUMBLEWEED RUN	Cibolo (4)
2025-00055684	Assist Public	10/17/2025 21:54	IH 35 N	Schertz (206)
2025-00055762	Assist Public	10/18/2025 12:47	TERRAMAR	Cibolo (2)
2025-00057976	Assist Public	10/31/2025 07:43	ANTRIUM	Cibolo (2)
Incident Type: Burglary (1)				
2025-00054766	Burglary	10/13/2025 09:32	FOXGLOVE PASS	Cibolo (1)
Incident Type: Burglary In Progress (2)				
2025-00055951	Burglary In Progress	10/19/2025 14:35	N MAIN ST	Cibolo (5)
2025-00056979	Burglary In Progress	10/25/2025 05:13	N WILLOW WAY	Cibolo (1)
Incident Type: Burglary Vehicle (1)				
2025-00055553	Burglary Vehicle	10/17/2025 08:38	NOMAD LN	Cibolo (4)
Incident Type: City Code Violation (20)				
2025-00054655	City Code Violation	10/12/2025 10:01	LOGGY BAYOU	Cibolo (6)
2025-00057394	City Code Violation	10/27/2025 22:03	DEVNET FIELD	Cibolo (6)
2025-00057393	City Code Violation	10/27/2025 21:59	MULE DEER GROVE	Cibolo (6)
2025-00057334	City Code Violation	10/27/2025 14:56	RED RIVER	Cibolo (6)
2025-00057174	City Code Violation	10/26/2025 17:50	RIVER STATION	Cibolo (6)
2025-00057172	City Code Violation	10/26/2025 17:01	PVT RD AT 620 FM 78 W	Cibolo (6)
2025-00056620	City Code Violation	10/23/2025 09:54	W SCHLATHER ST	Cibolo (5)
2025-00055557	City Code Violation	10/17/2025 09:22	ABLE BLF	Cibolo (5)
2025-00054257	City Code Violation	10/09/2025 19:21	SPICE OAK LN	Cibolo (3)
2025-00055622	City Code Violation	10/17/2025 15:26	NOTCHLEAF	Cibolo (3)
2025-00055413	City Code Violation	10/16/2025 14:33	DEER MEADOW BLVD	Cibolo (3)
2025-00056410	City Code Violation	10/22/2025 10:27	THISTLE CREEK DR	Cibolo (3)
2025-00056452	City Code Violation	10/22/2025 14:51	THISTLE CREEK DR	Cibolo (3)
2025-00055435	City Code Violation	10/16/2025 16:14	EARHART LN	Cibolo (3)



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2025-00054858	City Code Violation	10/13/2025 18:52	FALLING SUN	Cibolo (3)
2025-00053052	City Code Violation	10/03/2025 17:12	FAWN RDG	Cibolo (3)
2025-00054486	City Code Violation	10/11/2025 08:36	SADDLEHORN WAY	Cibolo (4)
2025-00053920	City Code Violation	10/08/2025 09:55	GATEWOOD FALLS	Cibolo (4)
2025-00054000	City Code Violation	10/08/2025 15:41	ROMA	Cibolo (2)
2025-00057628	City Code Violation	10/29/2025 07:00	CORWIN SPGS	Cibolo (2)
Incident Type: City Code Violation-Solicitor (6)				
2025-00055603	City Code Violation-Solicitor	10/17/2025 13:51	CIBOLO VALLEY DR	Cibolo (5)
2025-00057297	City Code Violation-Solicitor	10/27/2025 11:00	BRUSH TRAIL BEND	Cibolo (3)
2025-00053070	City Code Violation-Solicitor	10/03/2025 18:38	SILVER WING	Cibolo (3)
2025-00054230	City Code Violation-Solicitor	10/09/2025 16:23	RIDGE BLF	Cibolo (4)
2025-00053590	City Code Violation-Solicitor	10/06/2025 18:38	BROOK BEND	Cibolo (1)
2025-00056421	City Code Violation-Solicitor	10/22/2025 11:29	CORTIJO	Cibolo (2)
Incident Type: Civil Matter/Standby (49)				
2025-00054476	Civil Matter/Standby	10/11/2025 06:22	HAECKERVILLE RD	Cibolo (6)
2025-00056642	Civil Matter/Standby	10/23/2025 11:45	SHADY MEADOWS LN	Cibolo (6)
2025-00052610	Civil Matter/Standby	10/01/2025 14:13	BROAD OAK DR	Cibolo (6)
2025-00057205	Civil Matter/Standby	10/26/2025 22:49	COUNTRY LN	Cibolo (6)
2025-00056438	Civil Matter/Standby	10/22/2025 13:05	SULPHUR SPGS	Cibolo (6)
2025-00052853	Civil Matter/Standby	10/02/2025 15:36	FALCON DR	Cibolo (6)
2025-00053063	Civil Matter/Standby	10/03/2025 18:14	LOOP 539 E	Cibolo (5)
2025-00055645	Civil Matter/Standby	10/17/2025 17:59	LOOP 539 E	Cibolo (5)
2025-00053812	Civil Matter/Standby	10/07/2025 19:35	CIBOLO VALLEY DR	Cibolo (5)
2025-00056923	Civil Matter/Standby	10/24/2025 19:07	AMBER CRK	Cibolo (5)
2025-00057012	Civil Matter/Standby	10/25/2025 13:45	AMBER CRK	Cibolo (5)



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2025-00058058	Civil Matter/Standby	10/31/2025 16:07	AMBER CRK	Cibolo (5)
2025-00053086	Civil Matter/Standby	10/03/2025 20:47	ZOELLER WAY	Cibolo (3)
2025-00056512	Civil Matter/Standby	10/22/2025 21:20	GRAND AVE	Cibolo (3)
2025-00053587	Civil Matter/Standby	10/06/2025 18:09	BURKWOOD LN	Cibolo (3)
2025-00056131	Civil Matter/Standby	10/20/2025 18:00	BURKWOOD LN	Cibolo (3)
2025-00054875	Civil Matter/Standby	10/13/2025 20:18	ZOELLER CV	Cibolo (3)
2025-00052854	Civil Matter/Standby	10/02/2025 15:45	WILLOW LOOP	Cibolo (3)
2025-00053039	Civil Matter/Standby	10/03/2025 15:39	WILLOW LOOP	Cibolo (3)
2025-00054145	Civil Matter/Standby	10/09/2025 08:33	FRITZ WAY	Cibolo (4)
2025-00056450	Civil Matter/Standby	10/22/2025 14:44	HIGHLAND PLACE	Cibolo (4)
2025-00056641	Civil Matter/Standby	10/23/2025 11:35	HIGHLAND PLACE	Cibolo (4)
2025-00056872	Civil Matter/Standby	10/24/2025 13:40	COWBOY KNOLL	Cibolo (4)
2025-00055046	Civil Matter/Standby	10/14/2025 17:13	CLYDESDALE ST	Cibolo (4)
2025-00054537	Civil Matter/Standby	10/11/2025 14:29	HANOVER PLACE	Cibolo (4)
2025-00053813	Civil Matter/Standby	10/07/2025 19:37	PRICKLY PEAR DR	Cibolo (4)
2025-00053418	Civil Matter/Standby	10/05/2025 20:59	HIGHLAND PLACE	Cibolo (4)
2025-00053841	Civil Matter/Standby	10/07/2025 23:03	MINERALS WAY	Cibolo (1)
2025-00056316	Civil Matter/Standby	10/21/2025 18:27	SPRINGTREE BEND	Cibolo (1)
2025-00056484	Civil Matter/Standby	10/22/2025 18:01	SPRINGTREE BEND	Cibolo (1)
2025-00053980	Civil Matter/Standby	10/08/2025 14:24	BLUE WILLOW	Cibolo (1)
2025-00052856	Civil Matter/Standby	10/02/2025 15:55	BROOK SHADOW	Cibolo (1)
2025-00054227	Civil Matter/Standby	10/09/2025 16:14	BROOK SHADOW	Cibolo (1)
2025-00057899	Civil Matter/Standby	10/30/2025 16:16	BROOK SHADOW	Cibolo (1)
2025-00057388	Civil Matter/Standby	10/27/2025 20:58	SPRING BROOK	Cibolo (1)
2025-00055482	Civil Matter/Standby	10/16/2025 22:38	STREAM CROSSING	Cibolo (1)



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2025-00055492	Civil Matter/Standby	10/16/2025 23:44	STREAM CROSSING	Cibolo (1)
2025-00056689	Civil Matter/Standby	10/23/2025 15:37	STREAM CROSSING	Cibolo (1)
2025-00058013	Civil Matter/Standby	10/31/2025 11:30	STREAM CROSSING	Cibolo (1)
2025-00053360	Civil Matter/Standby	10/05/2025 10:48	BROOK SHADOW	Cibolo (1)
2025-00054370	Civil Matter/Standby	10/10/2025 12:53	SWIFT MOVE	Cibolo (1)
2025-00055745	Civil Matter/Standby	10/18/2025 10:27	CIBOLO VALLEY DR	Cibolo (1)
2025-00055639	Civil Matter/Standby	10/17/2025 17:07	WILLOW VW	Cibolo (1)
2025-00055106	Civil Matter/Standby	10/15/2025 01:25	LANDMARK PASS	Cibolo (2)
2025-00055249	Civil Matter/Standby	10/15/2025 16:37	LANDMARK PASS	Cibolo (2)
2025-00055394	Civil Matter/Standby	10/16/2025 12:31	LANDMARK PASS	Cibolo (2)
2025-00056110	Civil Matter/Standby	10/20/2025 15:54	CITADEL ROCK	Cibolo (2)
2025-00056712	Civil Matter/Standby	10/23/2025 17:54	CLIFFSIDE DR	Schertz (104)
2025-00053575	Civil Matter/Standby	10/06/2025 17:14	PAYTON PLACE	Guadalupe County
Incident Type: CPS Follow Up (3)				
2025-00054234	CPS Follow Up	10/09/2025 16:45	FM 1103	Cibolo (5)
2025-00053565	CPS Follow Up	10/06/2025 16:04	DEER MEADOW BLVD	Cibolo (3)
2025-00053556	CPS Follow Up	10/06/2025 14:42	GREEN VALLEY RD	Cibolo (2)
Incident Type: Cps Referral (5)				
2025-00055362	Cps Referral	10/16/2025 10:18	LOOP 539 E	Cibolo (5)
2025-00052583	Cps Referral	10/01/2025 11:29	ELAINE S SCHLATHER PKWY	Cibolo (1)
2025-00052618	Cps Referral	10/01/2025 14:52	GREEN VALLEY RD	Cibolo (2)
2025-00057471	Cps Referral	10/28/2025 09:01	GREEN VALLEY RD	Cibolo (2)
2025-00053963	Cps Referral	10/08/2025 13:00	DEER MEADOW	Guadalupe County
Incident Type: Criminal Mischief (2)				
2025-00054380	Criminal Mischief	10/10/2025 14:08	GROOMS RD	Cibolo (4)
2025-00053605	Criminal Mischief	10/06/2025 20:33	CIBOLO VALLEY DR	Cibolo (1)



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Incident Type: Damage To Property (7)				
2025-00057262	Damage To Property	10/27/2025 08:23	LOWER SEGUIN RD	Cibolo (6)
2025-00057162	Damage To Property	10/26/2025 15:42	COUNTRY LN	Cibolo (6)
2025-00055458	Damage To Property	10/16/2025 18:05	FM 1103	Cibolo (5)
2025-00054751	Damage To Property	10/13/2025 08:20	DIETZ RD	Cibolo (3)
2025-00055633	Damage To Property	10/17/2025 16:43	NANDINA CT	Cibolo (3)
2025-00054570	Damage To Property	10/11/2025 19:22	IH 35 N	Cibolo (1)
2025-00054767	Damage To Property	10/13/2025 09:06	LANDMARK HAVEN	Cibolo (2)
Incident Type: Deceased Party (8)				
2025-00056493	Deceased Party	10/22/2025 18:30	EVERYDAY WAY	Cibolo (5)
2025-00056080	Deceased Party	10/20/2025 12:08	COUNTRY LN	Cibolo (5)
2025-00054649	Deceased Party	10/12/2025 09:17	TWISTING STREAM	Cibolo (5)
2025-00055838	Deceased Party	10/19/2025 01:00	EVERYDAY WAY	Cibolo (5)
2025-00052975	Deceased Party	10/03/2025 09:47	EVERYDAY WAY	Cibolo (5)
2025-00056717	Deceased Party	10/23/2025 18:41	BRUSH TRAIL LN	Cibolo (3)
2025-00052685	Deceased Party	10/01/2025 22:52	WILLOW VW	Cibolo (1)
2025-00054512	Deceased Party	10/11/2025 11:26	HARLEY HAY	Cibolo (1)
Incident Type: Disabled Vehicle (19)				
2025-00052866	Disabled Vehicle	10/02/2025 16:26	HAECKERVILLE RD	Cibolo (6)
2025-00056222	Disabled Vehicle	10/21/2025 08:57	FM 78 W	Cibolo (6)
2025-00057630	Disabled Vehicle	10/29/2025 07:08	IH 10 W	Cibolo (6)
2025-00054256	Disabled Vehicle	10/09/2025 19:02	FM 3009	Schertz (301)
2025-00054621	Disabled Vehicle	10/12/2025 03:34	FM 1103	Cibolo (5)
2025-00053880	Disabled Vehicle	10/08/2025 07:38	S MAIN ST	Cibolo (5)
2025-00056602	Disabled Vehicle	10/23/2025 08:15	FM 1103	Cibolo (5)
2025-00052978	Disabled Vehicle	10/03/2025 10:10	CIBOLO VALLEY DR	Cibolo (5)
2025-00057391	Disabled Vehicle	10/27/2025 21:26	N MAIN ST	Cibolo (5)
2025-00055559	Disabled Vehicle	10/17/2025 09:24	ABLE BLF	Cibolo (5)
2025-00053890	Disabled Vehicle	10/08/2025 08:08	COUNTRY LN	Cibolo (5)
2025-00056687	Disabled Vehicle	10/23/2025 15:07	AUTUMN CIR	Cibolo (3)



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2025-00058131	Disabled Vehicle	10/31/2025 21:45	CIBOLO VALLEY DR	Cibolo (3)
2025-00057073	Disabled Vehicle	10/25/2025 21:46	IH 35 N	Schertz (201)
2025-00055175	Disabled Vehicle	10/15/2025 09:15	FM 3009	Schertz (304)
2025-00054229	Disabled Vehicle	10/09/2025 16:23	COY LN	Cibolo (4)
2025-00054886	Disabled Vehicle	10/13/2025 21:58	CIBOLO VALLEY DR	Cibolo (1)
2025-00056146	Disabled Vehicle	10/20/2025 20:38	ELAINE S SCHLATHER PKWY	Cibolo (1)
2025-00057810	Disabled Vehicle	10/30/2025 07:57	FM 1103	Cibolo (2)
Incident Type: Dist - Noise (8)				
2025-00057088	Dist - Noise	10/25/2025 23:00	SHADY MEADOWS LN	Cibolo (6)
2025-00054733	Dist - Noise	10/13/2025 01:30	COUNTRY LN	Cibolo (6)
2025-00057215	Dist - Noise	10/27/2025 01:41	COUNTRY LN	Cibolo (6)
2025-00054439	Dist - Noise	10/10/2025 22:19	FAWN RDG	Cibolo (3)
2025-00057089	Dist - Noise	10/25/2025 23:07	NOTCHLEAF	Cibolo (3)
2025-00054574	Dist - Noise	10/11/2025 20:22	SILVER WING	Cibolo (3)
2025-00057726	Dist - Noise	10/29/2025 15:42	HINGE CHASE	Cibolo (4)
2025-00056948	Dist - Noise	10/24/2025 21:36	CIBOLO COMMONS	Cibolo (4)
Incident Type: Disturbance-Non Viol (25)				
2025-00056886	Disturbance-Non Viol	10/24/2025 15:22	RED RIVER	Cibolo (6)
2025-00054279	Disturbance-Non Viol	10/09/2025 22:15	COUNTRY LN	Cibolo (6)
2025-00057052	Disturbance-Non Viol	10/25/2025 19:14	COUNTRY LN	Cibolo (6)
2025-00057211	Disturbance-Non Viol	10/27/2025 00:09	DOBIE BLVD	Cibolo (5)
2025-00053699	Disturbance-Non Viol	10/07/2025 09:57	MOHAWK DR	Cibolo (5)
2025-00056087	Disturbance-Non Viol	10/20/2025 12:46	TOWN CREEK WAY	Cibolo (5)
2025-00053181	Disturbance-Non Viol	10/04/2025 11:03	RUSHING BANKS	Cibolo (5)
2025-00054007	Disturbance-Non Viol	10/08/2025 16:12	RAIL LN	Cibolo (5)
2025-00053804	Disturbance-Non Viol	10/07/2025 18:34	TOWN CREEK WAY	Cibolo (5)
2025-00053840	Disturbance-Non Viol	10/07/2025 23:02	TOWN CREEK WAY	Cibolo (5)
2025-00054604	Disturbance-Non Viol	10/11/2025 23:53	HIDDEN CAVE	Cibolo (3)



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2025-00055288	Disturbance-Non Viol	10/15/2025 22:43	BLUE SAGE LN	Cibolo (3)
2025-00057362	Disturbance-Non Viol	10/27/2025 17:41	ROSEGATE DR	Cibolo (3)
2025-00055910	Disturbance-Non Viol	10/19/2025 09:51	BENTWOOD RANCH DR	Cibolo (3)
2025-00056005	Disturbance-Non Viol	10/20/2025 00:27	SADDLEHORN WAY	Cibolo (4)
2025-00053842	Disturbance-Non Viol	10/07/2025 23:38	GATEWOOD FALLS	Cibolo (4)
2025-00053829	Disturbance-Non Viol	10/07/2025 21:28	WEEPING WILLOW	Cibolo (1)
2025-00055640	Disturbance-Non Viol	10/17/2025 17:16	WILLOW VW	Cibolo (1)
2025-00055483	Disturbance-Non Viol	10/16/2025 22:44	SPRINGTREE BLF	Cibolo (1)
2025-00056327	Disturbance-Non Viol	10/21/2025 20:23	WILLOW VW	Cibolo (1)
2025-00055987	Disturbance-Non Viol	10/19/2025 19:21	WILLOW BLF	Cibolo (1)
2025-00054321	Disturbance-Non Viol	10/10/2025 07:20	LANDMARK PASS	Cibolo (2)
2025-00054876	Disturbance-Non Viol	10/13/2025 20:23	LANDMARK PASS	Cibolo (2)
2025-00054973	Disturbance-Non Viol	10/14/2025 09:16	LANDMARK PASS	Cibolo (2)
2025-00054997	Disturbance-Non Viol	10/14/2025 10:47	LANDMARK PASS	Cibolo (2)
Incident Type: Disturbance-Violent (7)				
2025-00052491	Disturbance-Violent	10/01/2025 00:25	BROAD OAK DR	Cibolo (6)
2025-00057528	Disturbance-Violent	10/28/2025 14:55	FM 1103	Cibolo (6)
2025-00054867	Disturbance-Violent	10/13/2025 19:30	FM 78 W	Cibolo (6)
2025-00052844	Disturbance-Violent	10/02/2025 15:01	FM 1103	Cibolo (5)
2025-00053221	Disturbance-Violent	10/04/2025 17:16	LONGHORN WAY	Cibolo (4)
2025-00057645	Disturbance-Violent	10/29/2025 08:09	FM 1103	Cibolo (2)
2025-00053053	Disturbance-Violent	10/03/2025 17:39	KILDARE	Cibolo (2)
Incident Type: Drug Offense (3)				
2025-00052638	Drug Offense	10/01/2025 16:27	FM 1103	Cibolo (5)
2025-00053037	Drug Offense	10/03/2025 15:29	FM 1103	Cibolo (5)
2025-00055994	Drug Offense	10/19/2025 20:49	HIGHLAND PLACE	Cibolo (4)



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Incident Type: Flock Alert (1)				
2025-00057128	Flock Alert	10/26/2025 08:42	W BORGFELD RD	Cibolo (3)
Incident Type: Follow Up (84)				
2025-00054784	Follow Up	10/13/2025 11:19	W BYRD BLVD	Bexar County
2025-00054898	Follow Up	10/14/2025 00:47	HAECKERVILLE RD	Cibolo (6)
2025-00054921	Follow Up	10/14/2025 03:55	HAECKERVILLE RD	Cibolo (6)
2025-00054931	Follow Up	10/14/2025 06:10	HAECKERVILLE RD	Cibolo (6)
2025-00055036	Follow Up	10/14/2025 15:58	HAECKERVILLE RD	Cibolo (6)
2025-00056277	Follow Up	10/21/2025 14:53	HAECKERVILLE RD	Cibolo (6)
2025-00053541	Follow Up	10/06/2025 12:59	HAECKERVILLE RD	Cibolo (6)
2025-00056629	Follow Up	10/23/2025 10:41	HAECKERVILLE RD	Cibolo (6)
2025-00055220	Follow Up	10/15/2025 13:44	SALT FORK	Cibolo (6)
2025-00056640	Follow Up	10/23/2025 11:28	PUDU TRL	Cibolo (6)
2025-00055466	Follow Up	10/16/2025 19:35	FM 78 W	Cibolo (6)
2025-00055516	Follow Up	10/17/2025 05:15	FM 78 W	Cibolo (6)
2025-00052557	Follow Up	10/01/2025 08:55	TURNCREEK LN	Schertz (301)
2025-00055424	Follow Up	10/16/2025 15:27	SCHERTZ PKWY	Schertz (302)
2025-00052628	Follow Up	10/01/2025 15:13	LOOP 539 E	Cibolo (5)
2025-00053192	Follow Up	10/04/2025 12:53	LOOP 539 E	Cibolo (5)
2025-00054504	Follow Up	10/11/2025 10:05	LOOP 539 E	Cibolo (5)
2025-00054539	Follow Up	10/11/2025 15:05	LOOP 539 E	Cibolo (5)
2025-00055268	Follow Up	10/15/2025 18:01	LOOP 539 E	Cibolo (5)
2025-00055909	Follow Up	10/19/2025 09:48	LOOP 539 E	Cibolo (5)
2025-00056679	Follow Up	10/23/2025 14:27	LOOP 539 E	Cibolo (5)
2025-00056818	Follow Up	10/24/2025 09:43	LOOP 539 E	Cibolo (5)
2025-00056863	Follow Up	10/24/2025 13:06	LOOP 539 E	Cibolo (5)
2025-00056997	Follow Up	10/25/2025 09:27	LOOP 539 E	Cibolo (5)
2025-00057021	Follow Up	10/25/2025 15:35	LOOP 539 E	Cibolo (5)
2025-00057310	Follow Up	10/27/2025 12:34	LOOP 539 E	Cibolo (5)
2025-00057351	Follow Up	10/27/2025 16:32	LOOP 539 E	Cibolo (5)
2025-00057730	Follow Up	10/29/2025 15:59	LOOP 539 E	Cibolo (5)
2025-00057739	Follow Up	10/29/2025 17:08	LOOP 539 E	Cibolo (5)



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2025-00057944	Follow Up	10/30/2025 22:24	LOOP 539 E	Cibolo (5)
2025-00058089	Follow Up	10/31/2025 18:49	LOOP 539 E	Cibolo (5)
2025-00057875	Follow Up	10/30/2025 14:03	CIBOLO VALLEY DR	Cibolo (5)
2025-00057846	Follow Up	10/30/2025 10:11	FM 1103	Cibolo (5)
2025-00056670	Follow Up	10/23/2025 13:55	FM 1103	Cibolo (5)
2025-00053717	Follow Up	10/07/2025 11:02	MOHAWK DR	Cibolo (5)
2025-00053540	Follow Up	10/06/2025 12:08	CIBOLO TOLLE RD	Cibolo (5)
2025-00056660	Follow Up	10/23/2025 13:08	DIAMOND SHOALS	Cibolo (5)
2025-00057741	Follow Up	10/29/2025 17:51	AMBER CRK	Cibolo (5)
2025-00054638	Follow Up	10/12/2025 08:11	CIBOLO TOLLE RD	Cibolo (5)
2025-00054656	Follow Up	10/12/2025 10:10	CIBOLO TOLLE RD	Cibolo (5)
2025-00056737	Follow Up	10/23/2025 21:31	CIBOLO TOLLE RD	Cibolo (5)
2025-00056814	Follow Up	10/24/2025 09:34	CIBOLO TOLLE RD	Cibolo (5)
2025-00056937	Follow Up	10/24/2025 20:32	CIBOLO TOLLE RD	Cibolo (5)
2025-00057026	Follow Up	10/25/2025 16:27	CIBOLO TOLLE RD	Cibolo (5)
2025-00057066	Follow Up	10/25/2025 20:44	CIBOLO TOLLE RD	Cibolo (5)
2025-00057077	Follow Up	10/25/2025 22:03	CIBOLO TOLLE RD	Cibolo (5)
2025-00057154	Follow Up	10/26/2025 14:33	CIBOLO TOLLE RD	Cibolo (5)
2025-00057181	Follow Up	10/26/2025 19:23	CIBOLO TOLLE RD	Cibolo (5)
2025-00057184	Follow Up	10/26/2025 19:52	CIBOLO TOLLE RD	Cibolo (5)
2025-00053207	Follow Up	10/04/2025 15:24	NAVAJO CIR	Cibolo (5)
2025-00054428	Follow Up	10/10/2025 21:25	KIPPER AVE	Cibolo (3)
2025-00055687	Follow Up	10/17/2025 22:26	SOMERSET AVE	Cibolo (3)
2025-00055465	Follow Up	10/16/2025 19:19	BLUE SAGE LN	Cibolo (3)
2025-00057761	Follow Up	10/29/2025 22:14	LACELEAF LN	Cibolo (3)
2025-00057884	Follow Up	10/30/2025 14:47	LACELEAF LN	Cibolo (3)
2025-00057923	Follow Up	10/30/2025 18:50	LACELEAF LN	Cibolo (3)
2025-00055342	Follow Up	10/16/2025 08:26	THISTLE CREEK DR	Cibolo (3)
2025-00057840	Follow Up	10/30/2025 09:34	W BORGFELD RD	Cibolo (3)



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2025-00053694	Follow Up	10/07/2025 09:23	GRAND AVE	Cibolo (3)
2025-00053584	Follow Up	10/06/2025 18:05	LINDY HILLS	Cibolo (3)
2025-00052996	Follow Up	10/03/2025 11:26	FM 3009	Schertz (201)
2025-00056407	Follow Up	10/22/2025 10:17	CIBOLO COMMONS	Cibolo (4)
2025-00052862	Follow Up	10/02/2025 16:14	BISON LN	Cibolo (4)
2025-00052974	Follow Up	10/03/2025 09:53	BISON LN	Cibolo (4)
2025-00055611	Follow Up	10/17/2025 14:33	BISON LN	Cibolo (4)
2025-00055385	Follow Up	10/16/2025 11:48	PRICKLY PEAR DR	Cibolo (4)
2025-00054012	Follow Up	10/08/2025 16:38	BLUE WILLOW	Cibolo (1)
2025-00052695	Follow Up	10/02/2025 00:32	WILLOW VW	Cibolo (1)
2025-00055418	Follow Up	10/16/2025 14:53	S WILLOW WAY	Cibolo (1)
2025-00056695	Follow Up	10/23/2025 16:22	GREEN VALLEY RD	Cibolo (1)
2025-00054386	Follow Up	10/10/2025 14:37	N WILLOW WAY	Cibolo (1)
2025-00054413	Follow Up	10/10/2025 18:52	N WILLOW WAY	Cibolo (1)
2025-00054781	Follow Up	10/13/2025 11:00	BRIAR ST	Cibolo (1)
2025-00057196	Follow Up	10/26/2025 21:28	SPRING BROOK	Cibolo (1)
2025-00057060	Follow Up	10/25/2025 20:03	N WILLOW WAY	Cibolo (1)
2025-00053019	Follow Up	10/03/2025 13:41	KILDARE	Cibolo (2)
2025-00054487	Follow Up	10/11/2025 08:39	LANDMARK HAVEN	Cibolo (2)
2025-00054549	Follow Up	10/11/2025 17:05	LANDMARK HAVEN	Cibolo (2)
2025-00054580	Follow Up	10/11/2025 20:55	LANDMARK HAVEN	Cibolo (2)
2025-00054694	Follow Up	10/12/2025 19:38	LANDMARK HAVEN	Cibolo (2)
2025-00054820	Follow Up	10/13/2025 15:08	LANDMARK HAVEN	Cibolo (2)
2025-00054990	Follow Up	10/14/2025 10:10	LANDMARK HAVEN	Cibolo (2)
2025-00055049	Follow Up	10/14/2025 17:21	FM 1103	Cibolo (2)
2025-00053385	Follow Up	10/05/2025 16:27	FOXTAIL VALLEY	Cibolo (2)
Incident Type: Follow Up-Online Report (7)				
2025-00053631	Follow Up-Online Report	10/06/2025 22:48	COMANCHE CIR	Cibolo (5)
2025-00056342	Follow Up-Online Report	10/21/2025 22:25	OVERLOOK RDG	Cibolo (5)
2025-00056144	Follow Up-Online Report	10/20/2025 19:46	WOODSTONE LOOP	Cibolo (3)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2025-00054463	Follow Up-Online Report	10/11/2025 02:02	SPRINGTREE PKWY	Cibolo (1)
2025-00055891	Follow Up-Online Report	10/19/2025 06:38	GREEN BROOK PL	Cibolo (1)
2025-00054228	Follow Up-Online Report	10/09/2025 16:21	ROMA	Cibolo (2)
2025-00055890	Follow Up-Online Report	10/19/2025 06:36	WIEDNER RD	Cibolo (2)
Incident Type: Found Child (1)				
2025-00054529	Found Child	10/11/2025 13:48	PENICK WAY	Cibolo (3)
Incident Type: Found Property (5)				
2025-00053176	Found Property	10/04/2025 10:51	HAECKERVILLE RD	Cibolo (6)
2025-00057033	Found Property	10/25/2025 17:04	LOOP 539 E	Cibolo (5)
2025-00057034	Found Property	10/25/2025 17:04	LOOP 539 E	Cibolo (5)
2025-00054029	Found Property	10/08/2025 18:27	RUSHING BANKS	Cibolo (5)
2025-00058068	Found Property	10/31/2025 16:54	THISTLE CREEK DR	Cibolo (3)
Incident Type: Fraud (10)				
2025-00053401	Fraud	10/05/2025 17:57	HAECKERVILLE RD	Cibolo (6)
2025-00052635	Fraud	10/01/2025 15:46	HIRSCH TRL	Cibolo (6)
2025-00057007	Fraud	10/25/2025 12:25	LOOP 539 E	Cibolo (5)
2025-00056914	Fraud	10/24/2025 18:00	RUSHING BANKS	Cibolo (5)
2025-00054375	Fraud	10/10/2025 13:27	CLAPBOARD RUN	Cibolo (5)
2025-00052888	Fraud	10/02/2025 19:33	GRAND AVE	Cibolo (3)
2025-00054527	Fraud	10/11/2025 13:43	MORGAN RUN	Cibolo (4)
2025-00053183	Fraud	10/04/2025 11:28	LONGHORN WAY	Cibolo (4)
2025-00053611	Fraud	10/06/2025 21:19	MARBELLA	Cibolo (2)
2025-00053791	Fraud	10/07/2025 17:46	MARBELLA	Cibolo (2)
Incident Type: Harassment (19)				
2025-00054986	Harassment	10/14/2025 09:59	HAECKERVILLE RD	Cibolo (6)
2025-00053355	Harassment	10/05/2025 09:31	TULE CANYONS	Cibolo (6)
2025-00053004	Harassment	10/03/2025 12:00	FM 1103	Cibolo (5)
2025-00055250	Harassment	10/15/2025 16:42	FM 1103	Cibolo (5)
2025-00055235	Harassment	10/15/2025 14:50	LOOP 539 E	Cibolo (5)
2025-00057349	Harassment	10/27/2025 16:29	LOOP 539 E	Cibolo (5)
2025-00055935	Harassment	10/19/2025 13:29	FM 1103	Cibolo (5)



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2025-00053697	Harassment	10/07/2025 09:48	AMBER CRK	Cibolo (5)
2025-00056343	Harassment	10/21/2025 22:26	BRUSH TRAIL BEND	Cibolo (3)
2025-00056418	Harassment	10/22/2025 11:13	DEER MEADOW BLVD	Cibolo (3)
2025-00055024	Harassment	10/14/2025 14:30	THISTLE CREEK DR	Cibolo (3)
2025-00057908	Harassment	10/30/2025 17:10	THISTLE CREEK DR	Cibolo (3)
2025-00052830	Harassment	10/02/2025 14:00	W BORGFELD RD	Cibolo (3)
2025-00057511	Harassment	10/28/2025 13:40	W BORGFELD RD	Cibolo (3)
2025-00057680	Harassment	10/29/2025 11:48	BURKWOOD LN	Cibolo (3)
2025-00056165	Harassment	10/20/2025 22:43	SADDLEHORN WAY	Cibolo (4)
2025-00055150	Harassment	10/15/2025 08:03	COWBOY SUMMIT	Cibolo (4)
2025-00053042	Harassment	10/03/2025 16:16	HINGE PATH	Cibolo (4)
2025-00053703	Harassment	10/07/2025 10:08	LANDMARK FALLS	Cibolo (2)
Incident Type: ID Theft (6)				
2025-00054246	ID Theft	10/09/2025 17:52	BIG CYPRESS	Cibolo (6)
2025-00055581	ID Theft	10/17/2025 12:03	LOOP 539 E	Cibolo (5)
2025-00055387	ID Theft	10/16/2025 11:50	SINGING BROOK	Cibolo (5)
2025-00055375	ID Theft	10/16/2025 11:13	SADDLE CV	Cibolo (4)
2025-00055584	ID Theft	10/17/2025 12:24	WINDMILL WAY	Cibolo (4)
2025-00054787	ID Theft	10/13/2025 11:36	FERNWOOD DR	Cibolo (4)
Incident Type: Intoxicated Subject (5)				
2025-00055434	Intoxicated Subject	10/16/2025 16:12	FM 78 E	Cibolo (6)
2025-00053101	Intoxicated Subject	10/03/2025 22:44	N MAIN ST	Cibolo (5)
2025-00053106	Intoxicated Subject	10/03/2025 23:09	N MAIN ST	Cibolo (5)
2025-00056768	Intoxicated Subject	10/24/2025 00:35	PFEIL RD	Cibolo (5)
2025-00056099	Intoxicated Subject	10/20/2025 14:45	SUNFLOWER ST	Cibolo (3)
Incident Type: Juvenile Problem (16)				
2025-00054688	Juvenile Problem	10/12/2025 18:04	GRAND RAPIDS	Cibolo (6)
2025-00056250	Juvenile Problem	10/21/2025 12:06	FM 1103	Cibolo (5)
2025-00057494	Juvenile Problem	10/28/2025 11:01	FM 1103	Cibolo (5)
2025-00056429	Juvenile Problem	10/22/2025 11:57	TORREY PINES	Cibolo (3)
2025-00056285	Juvenile Problem	10/21/2025 15:42	W BORGFELD RD	Cibolo (3)
2025-00052881	Juvenile Problem	10/02/2025 17:52	W BORGFELD RD	Cibolo (3)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2025-00056446	Juvenile Problem	10/22/2025 13:55	W BORGFELD RD	Cibolo (3)
2025-00056847	Juvenile Problem	10/24/2025 12:29	W BORGFELD RD	Cibolo (3)
2025-00057707	Juvenile Problem	10/29/2025 14:10	W BORGFELD RD	Cibolo (3)
2025-00056464	Juvenile Problem	10/22/2025 16:19	MAIDSTONE CV	Cibolo (3)
2025-00057006	Juvenile Problem	10/25/2025 12:14	STONEBROOK DR	Cibolo (4)
2025-00054266	Juvenile Problem	10/09/2025 20:03	ARCADIA PLACE	Cibolo (4)
2025-00056320	Juvenile Problem	10/21/2025 19:27	NORWOOD CT	Cibolo (4)
2025-00058114	Juvenile Problem	10/31/2025 20:29	SADDLE GLEN	Cibolo (4)
2025-00055274	Juvenile Problem	10/15/2025 19:46	HAPPY TRL	Cibolo (4)
2025-00055967	Juvenile Problem	10/19/2025 17:07	GREEN VALLEY RD	Cibolo (2)
Incident Type: Misc Incident/Info (91)				
2025-00053737	Misc Incident/Info	10/07/2025 12:57	IH 10 W	Cibolo (6)
2025-00053080	Misc Incident/Info	10/03/2025 19:42	HAECKERVILLE RD	Cibolo (6)
2025-00055666	Misc Incident/Info	10/17/2025 19:16	LOWER SEGUIN RD	Cibolo (6)
2025-00055417	Misc Incident/Info	10/16/2025 14:50	IH 10 W	Cibolo (6)
2025-00056631	Misc Incident/Info	10/23/2025 10:47	SHADY MEADOWS LN	Cibolo (6)
2025-00057853	Misc Incident/Info	10/30/2025 10:53	DENISON DAM	Cibolo (6)
2025-00057341	Misc Incident/Info	10/27/2025 15:59	HAECKERVILLE RD	Cibolo (6)
2025-00057187	Misc Incident/Info	10/26/2025 20:07	WASHITA RIVER	Cibolo (6)
2025-00056406	Misc Incident/Info	10/22/2025 09:52	IH 10 W	Cibolo (6)
2025-00056286	Misc Incident/Info	10/21/2025 15:34	PFANNSTIEL LN	Cibolo (6)
2025-00056515	Misc Incident/Info	10/22/2025 21:49	GRAND RAPIDS	Cibolo (6)
2025-00056567	Misc Incident/Info	10/23/2025 01:53	S MAIN ST	Cibolo (6)
2025-00057355	Misc Incident/Info	10/27/2025 16:50	COUNTRY LN	Cibolo (6)
2025-00054965	Misc Incident/Info	10/14/2025 08:55	FM 78 E	Cibolo (6)
2025-00056491	Misc Incident/Info	10/22/2025 18:25	FM 1103	Cibolo (5)
2025-00052568	Misc Incident/Info	10/01/2025 10:19	LOOP 539 E	Cibolo (5)
2025-00052624	Misc Incident/Info	10/01/2025 15:03	LOOP 539 E	Cibolo (5)
2025-00052640	Misc Incident/Info	10/01/2025 16:32	LOOP 539 E	Cibolo (5)
2025-00052759	Misc Incident/Info	10/02/2025 08:25	LOOP 539 E	Cibolo (5)
2025-00053229	Misc Incident/Info	10/04/2025 17:52	LOOP 539 E	Cibolo (5)
2025-00053253	Misc Incident/Info	10/04/2025 21:19	LOOP 539 E	Cibolo (5)



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2025-00054514	Misc Incident/Info	10/11/2025 11:39	LOOP 539 E	Cibolo (5)
2025-00054671	Misc Incident/Info	10/12/2025 12:37	LOOP 539 E	Cibolo (5)
2025-00054678	Misc Incident/Info	10/12/2025 15:01	LOOP 539 E	Cibolo (5)
2025-00055018	Misc Incident/Info	10/14/2025 13:28	LOOP 539 E	Cibolo (5)
2025-00055198	Misc Incident/Info	10/15/2025 10:49	LOOP 539 E	Cibolo (5)
2025-00055464	Misc Incident/Info	10/16/2025 19:14	LOOP 539 E	Cibolo (5)
2025-00056069	Misc Incident/Info	10/20/2025 10:17	LOOP 539 E	Cibolo (5)
2025-00056278	Misc Incident/Info	10/21/2025 14:55	LOOP 539 E	Cibolo (5)
2025-00056807	Misc Incident/Info	10/24/2025 08:45	LOOP 539 E	Cibolo (5)
2025-00056929	Misc Incident/Info	10/24/2025 20:02	LOOP 539 E	Cibolo (5)
2025-00057152	Misc Incident/Info	10/26/2025 13:20	LOOP 539 E	Cibolo (5)
2025-00053410	Misc Incident/Info	10/05/2025 19:51	CIBOLO VALLEY DR	Cibolo (5)
2025-00057544	Misc Incident/Info	10/28/2025 17:28	CIBOLO VALLEY DR	Cibolo (5)
2025-00055671	Misc Incident/Info	10/17/2025 20:08	FM 1103	Cibolo (5)
2025-00055353	Misc Incident/Info	10/16/2025 09:20	FM 1103	Cibolo (5)
2025-00055736	Misc Incident/Info	10/18/2025 09:09	FM 78 E	Cibolo (5)
2025-00056147	Misc Incident/Info	10/20/2025 20:45	CIBOLO VALLEY DR	Cibolo (5)
2025-00056414	Misc Incident/Info	10/22/2025 10:48	EVERYDAY WAY	Cibolo (5)
2025-00056490	Misc Incident/Info	10/22/2025 18:18	AYALA LN	Cibolo (5)
2025-00058130	Misc Incident/Info	10/31/2025 21:37	AMBER CRK	Cibolo (5)
2025-00057966	Misc Incident/Info	10/31/2025 06:09	LOOP 539 W	Cibolo (5)
2025-00055797	Misc Incident/Info	10/18/2025 17:55	FM 1103	Cibolo (5)
2025-00055763	Misc Incident/Info	10/18/2025 12:50	LILAC SHOALS	Cibolo (5)
2025-00053530	Misc Incident/Info	10/06/2025 11:17	WRIGHT LANDING	Cibolo (3)
2025-00054213	Misc Incident/Info	10/09/2025 14:55	CARRICK CT	Cibolo (3)
2025-00055022	Misc Incident/Info	10/14/2025 13:56	PORTRUSH LN	Cibolo (3)
2025-00055738	Misc Incident/Info	10/18/2025 09:19	EAGLE FLIGHT	Cibolo (3)
2025-00055453	Misc Incident/Info	10/16/2025 17:18	BLUE SAGE LN	Cibolo (3)
2025-00056899	Misc Incident/Info	10/24/2025 16:37	BLUE SAGE LN	Cibolo (3)
2025-00056780	Misc Incident/Info	10/24/2025 03:06	MAIDSTONE CV	Cibolo (3)
2025-00056074	Misc Incident/Info	10/20/2025 10:37	TIERRA GRANDE	Cibolo (3)
2025-00056875	Misc Incident/Info	10/24/2025 14:13	DEER MEADOW BLVD	Cibolo (3)



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2025-00052824	Misc Incident/Info	10/02/2025 12:39	THISTLE CREEK DR	Cibolo (3)
2025-00054064	Misc Incident/Info	10/08/2025 23:02	CIBOLO VALLEY DR	Cibolo (3)
2025-00058094	Misc Incident/Info	10/31/2025 18:58	FALCON PARK	Cibolo (3)
2025-00055600	Misc Incident/Info	10/17/2025 13:46	BRUSH TRAIL BEND	Cibolo (3)
2025-00053361	Misc Incident/Info	10/05/2025 11:08	VALONA DR	Cibolo (3)
2025-00054046	Misc Incident/Info	10/08/2025 20:49	BELLA ROSA WAY	Cibolo (3)
2025-00057356	Misc Incident/Info	10/27/2025 16:53	BENTWOOD RANCH DR	Cibolo (3)
2025-00053006	Misc Incident/Info	10/03/2025 12:01	LINDY HILLS	Cibolo (3)
2025-00058002	Misc Incident/Info	10/31/2025 10:08	LINDY HILLS	Cibolo (3)
2025-00056412	Misc Incident/Info	10/22/2025 10:26	CIBOLO VALLEY DR	Cibolo (3)
2025-00055400	Misc Incident/Info	10/16/2025 13:10	TOWN CREEK RD	Cibolo (3)
2025-00054959	Misc Incident/Info	10/14/2025 08:37	WIEDNER RD	Cibolo (4)
2025-00054727	Misc Incident/Info	10/12/2025 23:52	FRITZ WAY	Cibolo (4)
2025-00054524	Misc Incident/Info	10/11/2025 13:26	STEER LN	Cibolo (4)
2025-00053375	Misc Incident/Info	10/05/2025 14:13	PARK HTS	Cibolo (4)
2025-00055950	Misc Incident/Info	10/19/2025 14:20	HEAVENLY VW	Cibolo (4)
2025-00056244	Misc Incident/Info	10/21/2025 11:32	GARDNER CV	Cibolo (4)
2025-00056719	Misc Incident/Info	10/23/2025 18:59	SADDLE BACK TRL	Cibolo (4)
2025-00057724	Misc Incident/Info	10/29/2025 15:34	MORGAN RUN	Cibolo (4)
2025-00056290	Misc Incident/Info	10/21/2025 15:53	GRASSLAND DR	Cibolo (4)
2025-00055579	Misc Incident/Info	10/17/2025 11:34	GARDNER CV	Cibolo (4)
2025-00054910	Misc Incident/Info	10/14/2025 03:31	COWBOY SUMMIT	Cibolo (4)
2025-00054692	Misc Incident/Info	10/12/2025 18:55	PRICKLY PEAR DR	Cibolo (4)
2025-00054235	Misc Incident/Info	10/09/2025 16:52	COUNTRY VALE	Cibolo (4)
2025-00053769	Misc Incident/Info	10/07/2025 15:56	SADDLE VISTA	Cibolo (4)
2025-00053594	Misc Incident/Info	10/06/2025 18:48	WHITE TRL	Cibolo (4)
2025-00057015	Misc Incident/Info	10/25/2025 14:18	SPRINGTREE CV	Cibolo (1)
2025-00057567	Misc Incident/Info	10/28/2025 20:48	CIBOLO VALLEY DR	Cibolo (1)
2025-00057953	Misc Incident/Info	10/31/2025 00:41	HANGING MOSS DR	Cibolo (1)
2025-00058039	Misc Incident/Info	10/31/2025 14:47	BLUE WILLOW	Cibolo (1)



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2025-00053582	Misc Incident/Info	10/06/2025 17:49	SPRINGTREE RUN	Cibolo (1)
2025-00053776	Misc Incident/Info	10/07/2025 16:38	WILLOW VW	Cibolo (1)
2025-00054703	Misc Incident/Info	10/12/2025 20:45	BLUE WILLOW	Cibolo (1)
2025-00055943	Misc Incident/Info	10/19/2025 13:48	POINTE LOOP	Cibolo (1)
2025-00056198	Misc Incident/Info	10/21/2025 07:20	FM 1103	Cibolo (2)
2025-00055764	Misc Incident/Info	10/18/2025 12:51	LANDMARK BLF	Cibolo (2)
2025-00054248	Misc Incident/Info	10/09/2025 18:03	ALBARELLA	Cibolo (2)
2025-00054890	Misc Incident/Info	10/13/2025 23:17	LANDMARK PASS	Cibolo (2)
Incident Type: Missing Person-Adult (2)				
2025-00054587	Missing Person-Adult	10/11/2025 21:59	CIBOLO VALLEY DR	Cibolo (5)
2025-00056676	Missing Person-Adult	10/23/2025 14:07	CIBOLO TOLLE RD	Cibolo (5)
Incident Type: Missing Person-Child (1)				
2025-00053578	Missing Person-Child	10/06/2025 17:23	ANTRIUM	Cibolo (2)
Incident Type: Runaway (3)				
2025-00054414	Runaway	10/10/2025 18:53	KIPPER AVE	Cibolo (3)
2025-00057731	Runaway	10/29/2025 16:12	LACELEAF LN	Cibolo (3)
2025-00054419	Runaway	10/10/2025 19:40	LANDMARK HAVEN	Cibolo (2)
Incident Type: Sex Offense (2)				
2025-00056113	Sex Offense	10/20/2025 16:16	PUDU TRL	Cibolo (6)
2025-00056075	Sex Offense	10/20/2025 10:43	LOOP 539 E	Cibolo (5)
Incident Type: Special Detail (6)				
2025-00054657	Special Detail	10/12/2025 10:14	COUNTRY LN	Cibolo (6)
2025-00055685	Special Detail	10/17/2025 22:01	FM 78 W	Cibolo (6)
2025-00055830	Special Detail	10/18/2025 22:54	FM 78 W	Cibolo (6)
2025-00053783	Special Detail	10/07/2025 17:06	LOOP 539 E	Cibolo (5)
2025-00053952	Special Detail	10/08/2025 12:06	S MAIN ST	Cibolo (5)
2025-00056425	Special Detail	10/22/2025 11:43	S MAIN ST	Cibolo (5)
Incident Type: Suicide /Attempt (1)				
2025-00054262	Suicide /Attempt	10/09/2025 19:51	DRYDEN ROOST	Cibolo (4)
Incident Type: Suicide Threat (4)				
2025-00055005	Suicide Threat	10/14/2025 12:03	MOHAWK DR	Cibolo (5)
2025-00054263	Suicide Threat	10/09/2025 19:52	WILDCAT RUN	Cibolo (4)



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2025-00056295	Suicide Threat	10/21/2025 16:35	SPRINGTREE TRL	Cibolo (1)
2025-00057818	Suicide Threat	10/30/2025 08:22	SUSSEX CV	Cibolo (2)
Incident Type: Susp-Gun Shots Heard (3)				
2025-00055672	Susp-Gun Shots Heard	10/17/2025 20:34	HAECKERVILLE RD	Cibolo (6)
2025-00054584	Susp-Gun Shots Heard	10/11/2025 21:38	SALTICK WAY	Cibolo (1)
2025-00053506	Susp-Gun Shots Heard	10/06/2025 08:43	FM 1103	Cibolo (2)
Incident Type: Suspicious (57)				
2025-00054469	Suspicious	10/11/2025 02:53	SHADY MEADOWS LN	Cibolo (6)
2025-00054746	Suspicious	10/13/2025 06:57	STOLTE RD	Cibolo (6)
2025-00056617	Suspicious	10/23/2025 09:39	SHADY MEADOWS LN	Cibolo (6)
2025-00057418	Suspicious	10/28/2025 03:12	PUDU TRL	Cibolo (6)
2025-00055405	Suspicious	10/16/2025 13:39	SHADY MEADOWS LN	Cibolo (6)
2025-00055707	Suspicious	10/18/2025 01:57	SHADY MEADOWS LN	Cibolo (6)
2025-00053411	Suspicious	10/05/2025 19:55	FM 78 W	Cibolo (6)
2025-00054615	Suspicious	10/12/2025 01:59	FM 1103	Cibolo (5)
2025-00055445	Suspicious	10/16/2025 16:54	LOOP 539 E	Cibolo (5)
2025-00053152	Suspicious	10/04/2025 07:50	CIBOLO VALLEY DR	Cibolo (5)
2025-00057672	Suspicious	10/29/2025 10:53	CIBOLO VALLEY DR	Cibolo (5)
2025-00053598	Suspicious	10/06/2025 19:16	MOHAWK DR	Cibolo (5)
2025-00053617	Suspicious	10/06/2025 21:41	MOHAWK DR	Cibolo (5)
2025-00054020	Suspicious	10/08/2025 17:29	CIBOLO VALLEY DR	Cibolo (5)
2025-00055357	Suspicious	10/16/2025 09:41	CIBOLO VALLEY DR	Cibolo (5)
2025-00055826	Suspicious	10/18/2025 22:26	CIBOLO VALLEY DR	Cibolo (5)
2025-00056769	Suspicious	10/24/2025 00:44	AMBER CRK	Cibolo (5)
2025-00057147	Suspicious	10/26/2025 12:00	FM 1103	Cibolo (5)
2025-00057404	Suspicious	10/28/2025 01:05	JACQUELINE ST	Cibolo (5)
2025-00054613	Suspicious	10/12/2025 01:42	NICKEL BROOK	Cibolo (5)
2025-00053280	Suspicious	10/04/2025 23:26	MOONLIGHT CT	Cibolo (3)
2025-00053524	Suspicious	10/06/2025 10:12	WATSON WAY	Cibolo (3)



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2025-00053478	Suspicious	10/06/2025 06:00	HIDDEN CAVE	Cibolo (3)
2025-00054904	Suspicious	10/14/2025 02:06	SOMERSET AVE	Cibolo (3)
2025-00054776	Suspicious	10/13/2025 10:26	BOBBY JONES DR	Cibolo (3)
2025-00055281	Suspicious	10/15/2025 20:34	W BORGFELD RD	Cibolo (3)
2025-00055284	Suspicious	10/15/2025 21:55	CRENSHAW CT	Cibolo (3)
2025-00056934	Suspicious	10/24/2025 20:26	HIDDEN CAVE	Cibolo (3)
2025-00056775	Suspicious	10/24/2025 02:02	ROYAL TROON DR	Cibolo (3)
2025-00056002	Suspicious	10/19/2025 23:18	W BORGFELD RD	Cibolo (3)
2025-00053806	Suspicious	10/07/2025 18:59	CIBOLO VALLEY DR	Cibolo (3)
2025-00052932	Suspicious	10/03/2025 04:53	CARMEL DR	Cibolo (3)
2025-00057190	Suspicious	10/26/2025 20:29	EAGLE FLIGHT	Cibolo (3)
2025-00055509	Suspicious	10/17/2025 03:20	NOTCHLEAF	Cibolo (3)
2025-00052913	Suspicious	10/03/2025 01:02	CIBOLO VALLEY DR	Cibolo (3)
2025-00053327	Suspicious	10/05/2025 05:03	TUMBLEWEED RUN	Cibolo (4)
2025-00052701	Suspicious	10/02/2025 01:18	WIEDNER RD	Cibolo (4)
2025-00053468	Suspicious	10/06/2025 01:13	WIEDNER RD	Cibolo (4)
2025-00054448	Suspicious	10/10/2025 23:38	WIEDNER RD	Cibolo (4)
2025-00054222	Suspicious	10/09/2025 15:35	KENSINGTON DR	Cibolo (4)
2025-00056059	Suspicious	10/20/2025 09:14	SADDLE ORCHARD	Cibolo (4)
2025-00057064	Suspicious	10/25/2025 20:25	LONGHORN WAY	Cibolo (4)
2025-00057809	Suspicious	10/30/2025 07:46	GATEWOOD CLIFF	Cibolo (4)
2025-00057381	Suspicious	10/27/2025 20:01	RODEO WAY	Cibolo (4)
2025-00055705	Suspicious	10/18/2025 01:20	WAGON WHEEL WAY	Cibolo (4)
2025-00054225	Suspicious	10/09/2025 15:42	COY LN	Cibolo (4)
2025-00054128	Suspicious	10/09/2025 08:06	RODEO WAY	Cibolo (4)
2025-00052665	Suspicious	10/01/2025 20:02	CREEK SIDE DR	Cibolo (1)
2025-00054860	Suspicious	10/13/2025 19:02	CREEK SIDE DR	Cibolo (1)
2025-00055862	Suspicious	10/19/2025 03:28	WILLOW RUN	Cibolo (1)
2025-00056173	Suspicious	10/21/2025 00:03	CIBOLO VALLEY DR	Cibolo (1)
2025-00055627	Suspicious	10/17/2025 16:02	KAYLEE CHASE	Cibolo (1)
2025-00057076	Suspicious	10/25/2025 21:52	RIPPS-KREUSLER	Cibolo (1)



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2025-00056976	Suspicious	10/25/2025 04:00	RIPPS-KREUSLER	Cibolo (1)
2025-00056766	Suspicious	10/24/2025 00:32	BROOKHILL	Cibolo (1)
2025-00055723	Suspicious	10/18/2025 05:43	ALBARELLA	Cibolo (2)
2025-00056735	Suspicious	10/23/2025 21:24	ALBARELLA	Cibolo (2)
Incident Type: Theft (15)				
2025-00056881	Theft	10/24/2025 14:55	FM 1103	Cibolo (5)
2025-00056276	Theft	10/21/2025 14:43	LOOP 539 E	Cibolo (5)
2025-00057481	Theft	10/28/2025 10:17	CIBOLO VALLEY DR	Cibolo (5)
2025-00056417	Theft	10/22/2025 11:04	LOOP 539 W	Cibolo (5)
2025-00052598	Theft	10/01/2025 12:58	CIBOLO TOLLE RD	Cibolo (5)
2025-00053687	Theft	10/07/2025 08:53	CIBOLO TOLLE RD	Cibolo (5)
2025-00052775	Theft	10/02/2025 09:16	W BORGFELD RD	Cibolo (3)
2025-00052806	Theft	10/02/2025 11:19	LIECK CV	Cibolo (4)
2025-00055245	Theft	10/15/2025 15:46	GRASSLAND DR	Cibolo (4)
2025-00058007	Theft	10/31/2025 10:58	SPRINGTREE BLF	Cibolo (1)
2025-00054371	Theft	10/10/2025 12:57	N WILLOW WAY	Cibolo (1)
2025-00055006	Theft	10/14/2025 12:23	SPRINGTREE HOLW	Cibolo (1)
2025-00055742	Theft	10/18/2025 09:59	GREEN VALLEY RD	Cibolo (1)
2025-00056646	Theft	10/23/2025 12:06	MINERALS WAY	Cibolo (1)
2025-00056268	Theft	10/21/2025 13:50	CHARLESTON	Schertz (104)
Incident Type: Theft- Shoplifter (1)				
2025-00057888	Theft- Shoplifter	10/30/2025 15:09	CIBOLO VALLEY DR	Cibolo (5)
Incident Type: Theft- Vehicle (2)				
2025-00053738	Theft- Vehicle	10/07/2025 13:02	COUNTRY LN	Cibolo (6)
2025-00055211	Theft- Vehicle	10/15/2025 12:44	LOOP 539 E	Cibolo (5)
Incident Type: Threats (12)				
2025-00053542	Threats	10/06/2025 12:58	BROAD OAK DR	Cibolo (6)
2025-00054417	Threats	10/10/2025 19:36	FALCON DR	Cibolo (6)
2025-00054541	Threats	10/11/2025 15:15	LOOP 539 E	Cibolo (5)
2025-00052664	Threats	10/01/2025 19:38	EVERYDAY WAY	Cibolo (5)
2025-00055955	Threats	10/19/2025 15:22	WHISPERING WELL	Cibolo (5)



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2025-00057895	Threats	10/30/2025 15:49	THISTLE CREEK DR	Cibolo (3)
2025-00057916	Threats	10/30/2025 18:04	W BORGFELD RD	Cibolo (3)
2025-00052998	Threats	10/03/2025 11:39	W BORGFELD RD	Cibolo (3)
2025-00053515	Threats	10/06/2025 09:28	EARHART LN	Cibolo (3)
2025-00053046	Threats	10/03/2025 16:34	HINGE CHASE	Cibolo (4)
2025-00058045	Threats	10/31/2025 15:10	GREEN VALLEY RD	Cibolo (2)
2025-00058046	Threats	10/31/2025 15:13	GREEN VALLEY RD	Cibolo (2)
Incident Type: Traffic Compl/Reckless (54)				
2025-00054764	Traffic Compl/Reckless	10/13/2025 09:28	S MAIN ST	Cibolo (6)
2025-00055629	Traffic Compl/Reckless	10/17/2025 16:29	FM 78 E	Cibolo (6)
2025-00054785	Traffic Compl/Reckless	10/13/2025 11:19	FM 78 E	Cibolo (6)
2025-00054706	Traffic Compl/Reckless	10/12/2025 20:57	IH 10 W	Cibolo (6)
2025-00055438	Traffic Compl/Reckless	10/16/2025 16:28	IH 10 W	Cibolo (6)
2025-00053201	Traffic Compl/Reckless	10/04/2025 14:38	FM 78 EAST	Cibolo (6)
2025-00053109	Traffic Compl/Reckless	10/03/2025 23:17	IH 10 W	Cibolo (6)
2025-00055302	Traffic Compl/Reckless	10/16/2025 03:06	FM 78 W	Cibolo (6)
2025-00057363	Traffic Compl/Reckless	10/27/2025 17:44	IH 10 W	Cibolo (6)
2025-00057950	Traffic Compl/Reckless	10/30/2025 23:32	FM 78 W	Cibolo (6)
2025-00055855	Traffic Compl/Reckless	10/19/2025 03:08	FM 78 W	Cibolo (6)
2025-00055776	Traffic Compl/Reckless	10/18/2025 15:10	IH 10 W	Cibolo (6)
2025-00053017	Traffic Compl/Reckless	10/03/2025 13:18	IH 10 W	Cibolo (6)
2025-00057197	Traffic Compl/Reckless	10/26/2025 21:30	IH 10 W	Cibolo (6)
2025-00052514	Traffic Compl/Reckless	10/01/2025 06:31	IH 10 W	Cibolo (6)
2025-00053306	Traffic Compl/Reckless	10/05/2025 02:10	IH 10 W	Cibolo (6)
2025-00053425	Traffic Compl/Reckless	10/05/2025 21:55	IH 10 W	Cibolo (6)
2025-00053546	Traffic Compl/Reckless	10/06/2025 13:07	IH 10 W	Cibolo (6)



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2025-00054359	Traffic Compl/Reckless	10/10/2025 12:08	IH 10 W	Cibolo (6)
2025-00054446	Traffic Compl/Reckless	10/10/2025 23:28	IH 10 W	Cibolo (6)
2025-00054711	Traffic Compl/Reckless	10/12/2025 21:38	IH 10 W	Cibolo (6)
2025-00056067	Traffic Compl/Reckless	10/20/2025 10:11	IH 10 W	Cibolo (6)
2025-00056941	Traffic Compl/Reckless	10/24/2025 20:47	IH 10 W	Cibolo (6)
2025-00057090	Traffic Compl/Reckless	10/25/2025 23:26	IH 10 W	Cibolo (6)
2025-00057392	Traffic Compl/Reckless	10/27/2025 21:59	IH 10 W	Cibolo (6)
2025-00057571	Traffic Compl/Reckless	10/28/2025 21:12	IH 10 W	Cibolo (6)
2025-00057926	Traffic Compl/Reckless	10/30/2025 19:40	IH 10 W	Cibolo (6)
2025-00056020	Traffic Compl/Reckless	10/20/2025 03:25	IH 10 W	Cibolo (6)
2025-00057893	Traffic Compl/Reckless	10/30/2025 15:34	LOOP 539 E	Cibolo (5)
2025-00053179	Traffic Compl/Reckless	10/04/2025 10:55	FM 1103	Cibolo (5)
2025-00056052	Traffic Compl/Reckless	10/20/2025 08:11	FM 1103	Cibolo (5)
2025-00057387	Traffic Compl/Reckless	10/27/2025 20:55	N MAIN ST	Cibolo (5)
2025-00055760	Traffic Compl/Reckless	10/18/2025 12:34	N MAIN ST	Cibolo (5)
2025-00057512	Traffic Compl/Reckless	10/28/2025 13:46	BUFFALO CROSSING	Cibolo (5)
2025-00052673	Traffic Compl/Reckless	10/01/2025 21:40	FM 1103	Cibolo (5)
2025-00055787	Traffic Compl/Reckless	10/18/2025 16:26	FM 78 E	Cibolo (5)
2025-00056237	Traffic Compl/Reckless	10/21/2025 10:35	FM 1103	Cibolo (5)
2025-00057515	Traffic Compl/Reckless	10/28/2025 13:55	FM 1103	Cibolo (5)
2025-00057691	Traffic Compl/Reckless	10/29/2025 12:51	KNIGHTS CROSSING	Cibolo (5)
2025-00055343	Traffic Compl/Reckless	10/16/2025 08:26	STEELE WAY	Cibolo (5)
2025-00054156	Traffic Compl/Reckless	10/09/2025 09:19	OVERLOOK RDG	Cibolo (5)
2025-00054946	Traffic Compl/Reckless	10/14/2025 07:35	SILVER WING	Cibolo (3)
2025-00056894	Traffic Compl/Reckless	10/24/2025 16:01	W BORGFELD RD	Cibolo (3)



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2025-00057816	Traffic Compl/Reckless	10/30/2025 08:19	GREEN VALLEY RD	Cibolo (3)
2025-00053564	Traffic Compl/Reckless	10/06/2025 15:57	KENSINGTON DR	Cibolo (4)
2025-00053786	Traffic Compl/Reckless	10/07/2025 17:24	FM 1103	Cibolo (4)
2025-00052538	Traffic Compl/Reckless	10/01/2025 08:08	STONEBROOK DR	Cibolo (4)
2025-00052950	Traffic Compl/Reckless	10/03/2025 07:42	STONEBROOK DR	Cibolo (4)
2025-00057831	Traffic Compl/Reckless	10/30/2025 09:11	GATEWOOD CLIFF	Cibolo (4)
2025-00054553	Traffic Compl/Reckless	10/11/2025 17:21	BISON LN	Cibolo (4)
2025-00054742	Traffic Compl/Reckless	10/13/2025 04:23	IH 35 N	Schertz (202)
2025-00053570	Traffic Compl/Reckless	10/06/2025 16:35	RIPPS-KREUSLER	Cibolo (1)
2025-00057028	Traffic Compl/Reckless	10/25/2025 16:40	WEEPING WILLOW	Cibolo (1)
2025-00055427	Traffic Compl/Reckless	10/16/2025 15:41	BOLTON RD	Guadalupe County
Incident Type: Traffic Complaint-Road Rage (2)				
2025-00054663	Traffic Complaint-Road Rage	10/12/2025 11:45	FM 1103	Cibolo (5)
2025-00055778	Traffic Complaint-Road Rage	10/18/2025 15:18	FM 1103	Cibolo (5)
Incident Type: Traffic Hazard/Contl (20)				
2025-00056715	Traffic Hazard/Contl	10/23/2025 18:23	IH 10 W	Cibolo (6)
2025-00052686	Traffic Hazard/Contl	10/01/2025 22:58	FM 78 W	Cibolo (6)
2025-00054332	Traffic Hazard/Contl	10/10/2025 09:35	FM 78 EAST	Cibolo (6)
2025-00052860	Traffic Hazard/Contl	10/02/2025 16:11	IH 10 W	Cibolo (6)
2025-00056190	Traffic Hazard/Contl	10/21/2025 06:41	IH 10 W	Cibolo (6)
2025-00057030	Traffic Hazard/Contl	10/25/2025 16:42	IH 10 W	Cibolo (6)
2025-00056865	Traffic Hazard/Contl	10/24/2025 13:11	IH 10 W	Cibolo (6)
2025-00056118	Traffic Hazard/Contl	10/20/2025 16:51	FM 78 E	Cibolo (5)
2025-00057321	Traffic Hazard/Contl	10/27/2025 13:36	W BORGFELD RD	Cibolo (5)
2025-00055780	Traffic Hazard/Contl	10/18/2025 15:41	WIEDERSTEIN ST	Cibolo (5)



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2025-00055275	Traffic Hazard/Contl	10/15/2025 19:52	KITTY HAWK RUN	Cibolo (3)
2025-00056476	Traffic Hazard/Contl	10/22/2025 17:02	CIBOLO VALLEY DR	Cibolo (3)
2025-00056433	Traffic Hazard/Contl	10/22/2025 12:41	W BORGFELD RD	Cibolo (3)
2025-00052626	Traffic Hazard/Contl	10/01/2025 15:03	CIBOLO VALLEY DR	Cibolo (3)
2025-00056232	Traffic Hazard/Contl	10/21/2025 10:16	MINERALS WAY	Cibolo (1)
2025-00057540	Traffic Hazard/Contl	10/28/2025 16:56	CIBOLO VALLEY DR	Cibolo (1)
2025-00054479	Traffic Hazard/Contl	10/11/2025 07:05	RIPPS-KREUSLER	Cibolo (1)
2025-00057980	Traffic Hazard/Contl	10/31/2025 07:59	GREEN VALLEY RD	Cibolo (2)
2025-00056998	Traffic Hazard/Contl	10/25/2025 09:56	FM 1103	Cibolo (2)
2025-00057833	Traffic Hazard/Contl	10/30/2025 09:11	FM 78 EAST	Guadalupe County
Incident Type: Trespassing (4)				
2025-00058075	Trespassing	10/31/2025 17:39	AMBER CRK	Cibolo (5)
2025-00053439	Trespassing	10/05/2025 23:03	PARK HTS	Cibolo (4)
2025-00054149	Trespassing	10/09/2025 08:50	RODEO WAY	Cibolo (4)
2025-00055984	Trespassing	10/19/2025 19:01	LANDMARK POND	Cibolo (2)
Incident Type: Welfare Check/M H Crisis (34)				
2025-00054629	Welfare Check/M H Crisis	10/12/2025 06:42	FM 78 E	Cibolo (6)
2025-00057000	Welfare Check/M H Crisis	10/25/2025 11:05	FM 1103	Cibolo (6)
2025-00052851	Welfare Check/M H Crisis	10/02/2025 15:24	EAGLE DR	Cibolo (6)
2025-00053968	Welfare Check/M H Crisis	10/08/2025 13:32	EAGLE DR	Cibolo (6)
2025-00054025	Welfare Check/M H Crisis	10/08/2025 18:04	EAGLE DR	Cibolo (6)
2025-00052675	Welfare Check/M H Crisis	10/01/2025 21:47	ROBIN DR	Cibolo (6)
2025-00057886	Welfare Check/M H Crisis	10/30/2025 14:51	FM 1103	Cibolo (5)
2025-00057924	Welfare Check/M H Crisis	10/30/2025 19:17	LOOP 539 E	Cibolo (5)
2025-00057011	Welfare Check/M H Crisis	10/25/2025 13:28	EVERYDAY WAY	Cibolo (5)
2025-00055578	Welfare Check/M H Crisis	10/17/2025 11:31	MOHAWK DR	Cibolo (5)



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2025-00056940	Welfare Check/M H Crisis	10/24/2025 20:37	CIBOLO VALLEY DR	Cibolo (5)
2025-00052639	Welfare Check/M H Crisis	10/01/2025 16:28	TOWN CREEK WAY	Cibolo (5)
2025-00055998	Welfare Check/M H Crisis	10/19/2025 22:16	JULIAN PT	Cibolo (5)
2025-00057383	Welfare Check/M H Crisis	10/27/2025 20:30	SAILORS WAY	Cibolo (5)
2025-00057762	Welfare Check/M H Crisis	10/29/2025 22:15	S MAIN ST	Cibolo (5)
2025-00055543	Welfare Check/M H Crisis	10/17/2025 08:17	MORNING DEW	Cibolo (3)
2025-00057488	Welfare Check/M H Crisis	10/28/2025 10:36	W BORGFELD RD	Cibolo (3)
2025-00057151	Welfare Check/M H Crisis	10/26/2025 13:06	BRUSH TRAIL BEND	Cibolo (3)
2025-00057257	Welfare Check/M H Crisis	10/27/2025 08:11	BRUSH TRAIL BEND	Cibolo (3)
2025-00054065	Welfare Check/M H Crisis	10/08/2025 23:12	BELLA ROSA WAY	Cibolo (3)
2025-00055749	Welfare Check/M H Crisis	10/18/2025 11:02	FRITZ WAY	Cibolo (4)
2025-00054505	Welfare Check/M H Crisis	10/11/2025 10:04	HINSDALE RUN	Cibolo (4)
2025-00055903	Welfare Check/M H Crisis	10/19/2025 09:16	CIBOLO COMMONS	Cibolo (4)
2025-00057869	Welfare Check/M H Crisis	10/30/2025 12:52	GATEWOOD BRIAR	Cibolo (4)
2025-00053916	Welfare Check/M H Crisis	10/08/2025 09:41	GATEWOOD CLIFF	Cibolo (4)
2025-00053655	Welfare Check/M H Crisis	10/07/2025 05:51	COWBOY TRL	Cibolo (4)
2025-00053771	Welfare Check/M H Crisis	10/07/2025 16:07	HAPPY TRL	Cibolo (4)
2025-00053408	Welfare Check/M H Crisis	10/05/2025 19:39	ARCADIA PLACE	Cibolo (4)
2025-00055720	Welfare Check/M H Crisis	10/18/2025 05:01	WHITE ROCK	Cibolo (1)
2025-00054567	Welfare Check/M H Crisis	10/11/2025 19:10	WILLOW VW	Cibolo (1)
2025-00058029	Welfare Check/M H Crisis	10/31/2025 13:20	MINERALS WAY	Cibolo (1)
2025-00053805	Welfare Check/M H Crisis	10/07/2025 18:50	SILVER FOX	Cibolo (2)
2025-00056415	Welfare Check/M H Crisis	10/22/2025 10:56	SUSSEX CV	Cibolo (2)
2025-00056172	Welfare Check/M H Crisis	10/20/2025 23:30	LASERRA	Cibolo (2)



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Incident Type: Welfare Concern (52)				
2025-00054015	Welfare Concern	10/08/2025 16:59	COUNTRY LN	Cibolo (6)
2025-00054482	Welfare Concern	10/11/2025 07:47	HAECKERVILLE RD	Cibolo (6)
2025-00055423	Welfare Concern	10/16/2025 15:27	SAMBAR MAIN	Cibolo (6)
2025-00057852	Welfare Concern	10/30/2025 10:49	EAGLE DR	Cibolo (6)
2025-00053862	Welfare Concern	10/08/2025 03:33	BROAD OAK DR	Cibolo (6)
2025-00054702	Welfare Concern	10/12/2025 20:45	FM 78 W	Cibolo (6)
2025-00054695	Welfare Concern	10/12/2025 19:51	FM 78 W	Cibolo (6)
2025-00054039	Welfare Concern	10/08/2025 19:54	EAGLE DR	Cibolo (6)
2025-00053573	Welfare Concern	10/06/2025 16:42	ROBIN DR	Cibolo (6)
2025-00057750	Welfare Concern	10/29/2025 19:50	IH 10 W	Cibolo (6)
2025-00055646	Welfare Concern	10/17/2025 17:59	RANDOLPH AVE	Schertz (506)
2025-00055914	Welfare Concern	10/19/2025 10:19	FM 1103	Cibolo (5)
2025-00054716	Welfare Concern	10/12/2025 22:29	BUFFALO CROSSING	Cibolo (5)
2025-00054710	Welfare Concern	10/12/2025 21:26	S MAIN ST	Cibolo (5)
2025-00055814	Welfare Concern	10/18/2025 21:06	FM 1103	Cibolo (5)
2025-00056323	Welfare Concern	10/21/2025 19:45	ABLE BLF	Cibolo (5)
2025-00057191	Welfare Concern	10/26/2025 20:32	CIBOLO VALLEY DR	Cibolo (5)
2025-00057683	Welfare Concern	10/29/2025 12:11	W BORGFELD RD	Cibolo (5)
2025-00058118	Welfare Concern	10/31/2025 20:41	RUSHING BANKS	Cibolo (5)
2025-00055675	Welfare Concern	10/17/2025 20:52	CIBOLO VALLEY DR	Cibolo (5)
2025-00053174	Welfare Concern	10/04/2025 10:34	MEEK ST	Cibolo (5)
2025-00053218	Welfare Concern	10/04/2025 16:54	MEEK ST	Cibolo (5)
2025-00054097	Welfare Concern	10/09/2025 05:11	LILAC SHOALS	Cibolo (5)
2025-00052983	Welfare Concern	10/03/2025 10:26	HIDDEN CAVE	Cibolo (3)
2025-00053818	Welfare Concern	10/07/2025 20:16	SPICE OAK LN	Cibolo (3)
2025-00054770	Welfare Concern	10/13/2025 09:46	VALONA DR	Cibolo (3)
2025-00055661	Welfare Concern	10/17/2025 18:45	SOMERSET AVE	Cibolo (3)
2025-00057382	Welfare Concern	10/27/2025 20:07	FALCON PARK	Cibolo (3)
2025-00057199	Welfare Concern	10/26/2025 21:40	GRAND AVE	Cibolo (3)
2025-00056579	Welfare Concern	10/23/2025 05:52	FALCON CROSSING	Cibolo (3)
2025-00056785	Welfare Concern	10/24/2025 05:43	BENTWOOD RANCH DR	Cibolo (3)



Cibolo Police Department Report Call Summary Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 11/03/2025 08:11
Total Records : 1069

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2025-00055919	Welfare Concern	10/19/2025 11:01	W BORGFELD RD	Cibolo (3)
2025-00057574	Welfare Concern	10/28/2025 21:44	SUNROSE LN	Cibolo (3)
2025-00057003	Welfare Concern	10/25/2025 11:23	CIBOLO VALLEY DR	Cibolo (3)
2025-00055576	Welfare Concern	10/17/2025 11:12	WIEDNER RD	Cibolo (4)
2025-00058008	Welfare Concern	10/31/2025 10:59	WIEDNER RD	Cibolo (4)
2025-00055667	Welfare Concern	10/17/2025 19:30	PARK HTS	Cibolo (4)
2025-00057688	Welfare Concern	10/29/2025 12:21	SADDLE PARK	Cibolo (4)
2025-00057487	Welfare Concern	10/28/2025 10:36	SADDLE TRL	Cibolo (4)
2025-00052985	Welfare Concern	10/03/2025 10:35	SADDLE HOUSE	Cibolo (4)
2025-00056217	Welfare Concern	10/21/2025 08:33	GREEN VALLEY RD	Cibolo (1)
2025-00054333	Welfare Concern	10/10/2025 09:37	WEeping WILLOW	Cibolo (1)
2025-00057352	Welfare Concern	10/27/2025 16:42	STREAM CROSSING	Cibolo (1)
2025-00058017	Welfare Concern	10/31/2025 11:58	STREAM CROSSING	Cibolo (1)
2025-00054044	Welfare Concern	10/08/2025 20:27	SPRINGTREE HOLW	Cibolo (1)
2025-00055473	Welfare Concern	10/16/2025 20:54	CIBOLO VALLEY DR	Schertz (208)
2025-00054499	Welfare Concern	10/11/2025 09:44	GREEN VALLEY RD	Cibolo (2)
2025-00057188	Welfare Concern	10/26/2025 20:12	GREEN VALLEY RD	Cibolo (2)
2025-00053969	Welfare Concern	10/08/2025 13:38	FM 1103	Cibolo (2)
2025-00055510	Welfare Concern	10/17/2025 03:25	CANSIGLIO	Cibolo (2)
2025-00053585	Welfare Concern	10/06/2025 18:06	TURNING STONE	Cibolo (2)
2025-00057223	Welfare Concern	10/27/2025 02:29	LANDMARK HAVEN	Cibolo (2)

**CIBOLO
ANIMAL SERVICES**

MONTHLY REPORT

October 2025

TOTALS

INTAKES

Return/Owner Surrender	2
Seized/Custody	1
Stray	47
Transfer in	0
Wildlife In	2
TOTAL	52

OUTCOMES

Adoption	34
Missing	1 Escaped feral cat
Died in Shelter/upon arrival	3 Wildlife and neonatal kitten
Return to Owner	19
Transfer Out	0
Euthanasia	0
Wildlife Out	0
TOTAL	57

Transfer Out - Locations

Wildlife Rescue	0
Last Chance Forever Birds of Prey Consequency	0
Kirby Animal Services	0
Homes for Pets	0
The Animal Defense League	0
TOTAL	0

BITE CASES

Currently in Foster	14 2 dogs 12 neonatal kittens
----------------------------	--------------------------------------

TOTAL NEW LICENSES ISSUED 1 (Does not count renewals)

VOLUNTEER HOURS 61

LIVE RELEASE RATE FOR NOV. 100%





City Council Regular Meeting Staff Report

C. Fire Department

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Staff Update Item: 9C.
From	
Mario Troncoso, Fire Chief	
Staff Contact(s)	
Mario Troncoso,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[October 25.pdf](#)

Filters



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

Start Date
10/1/2025

End Date
10/31/2025

Date Level
 Day
 Week
 Month
 Quarter
 Year

City

- Cibolo
- CIBOLO
- MARION
- Schertz
- SCHERTZ
- UBC

Shift

- A
- B
- C

Mutual Aid Type

- Automatic
- Mutual
- None

441 Incidents Selected based on Filter Settings

Date Range Selected: 10/1/2025 - 10/31/2025

Report Date: November 3, 2025 16:53

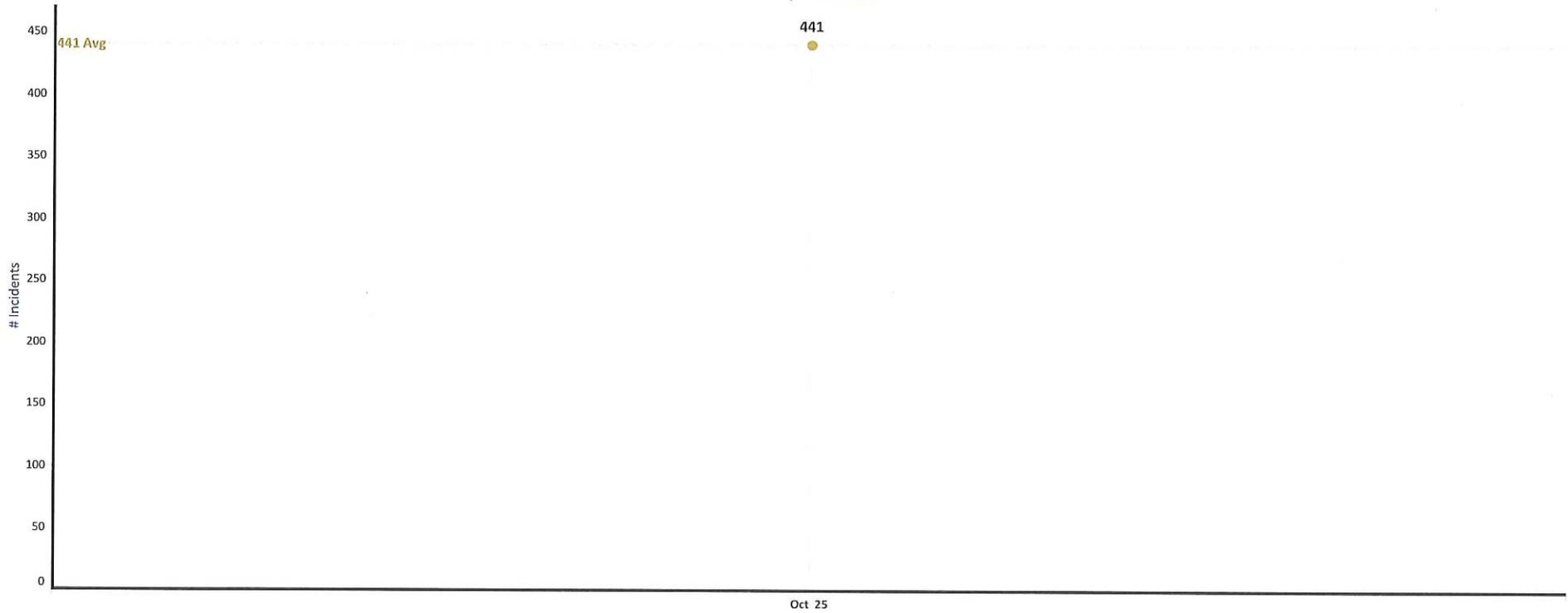
Department Volume



Incident Measures per *Month*

441 Incidents	441 Average	441 Median	441 Minimum	441 Maximum
-------------------------	-----------------------	----------------------	-----------------------	-----------------------

Incidents per *Month*



Station Volume

Cibola Fire Department



Incidents per Station

Incidents per *Month*

Average

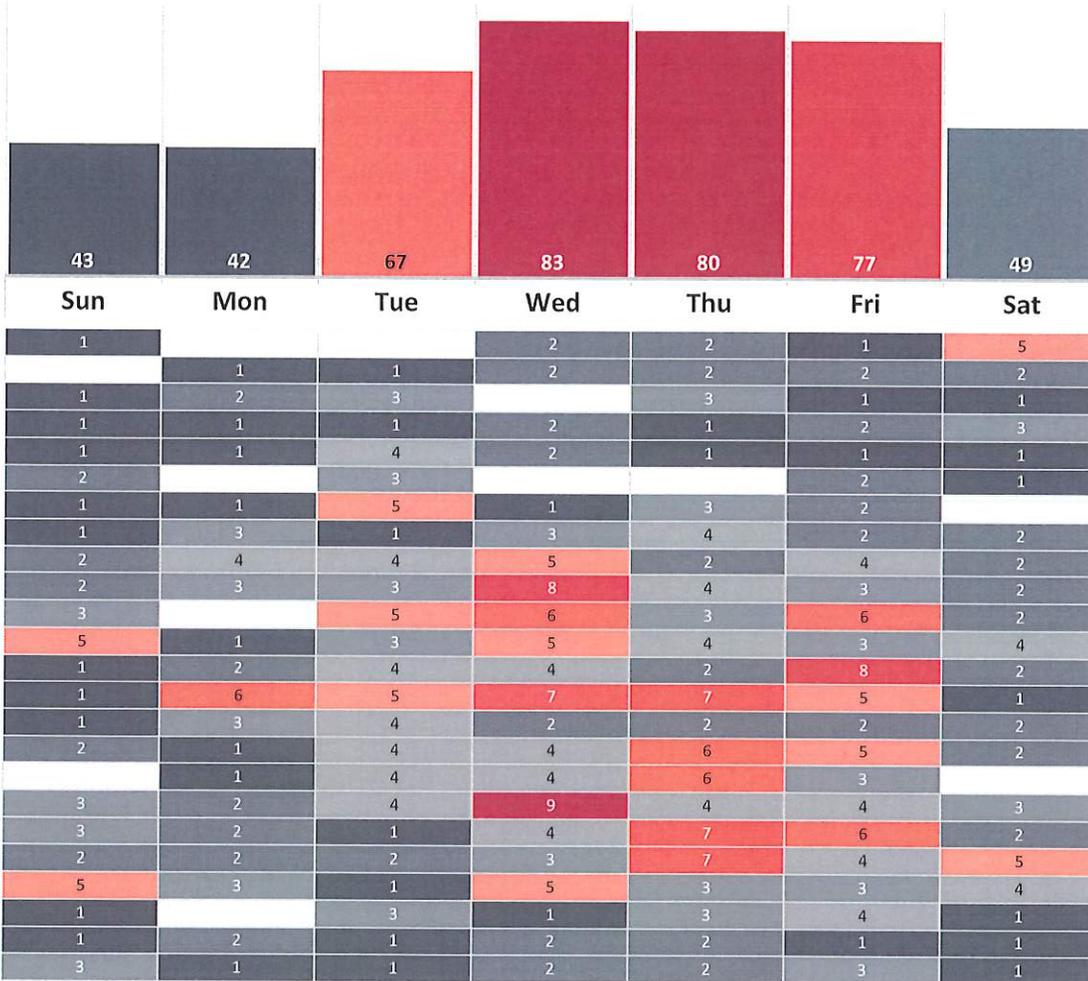
Median

Minimum

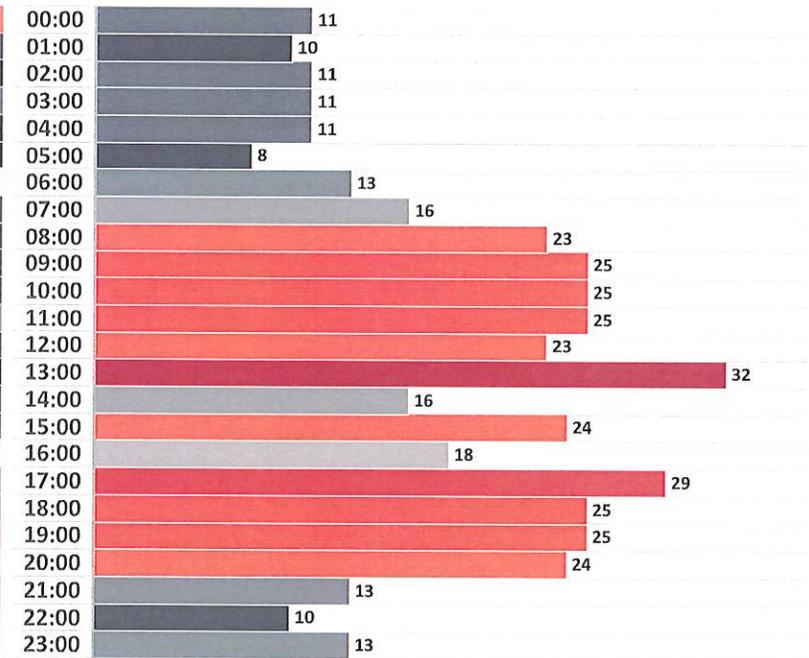
Maximum

		Average	Median	Minimum	Maximum
ST1	46% 202	202	202	202	202
ST2	34% 151	151	151	151	151
ST3	20% 88	88	88	88	88

Department Incidents by Day & Hour

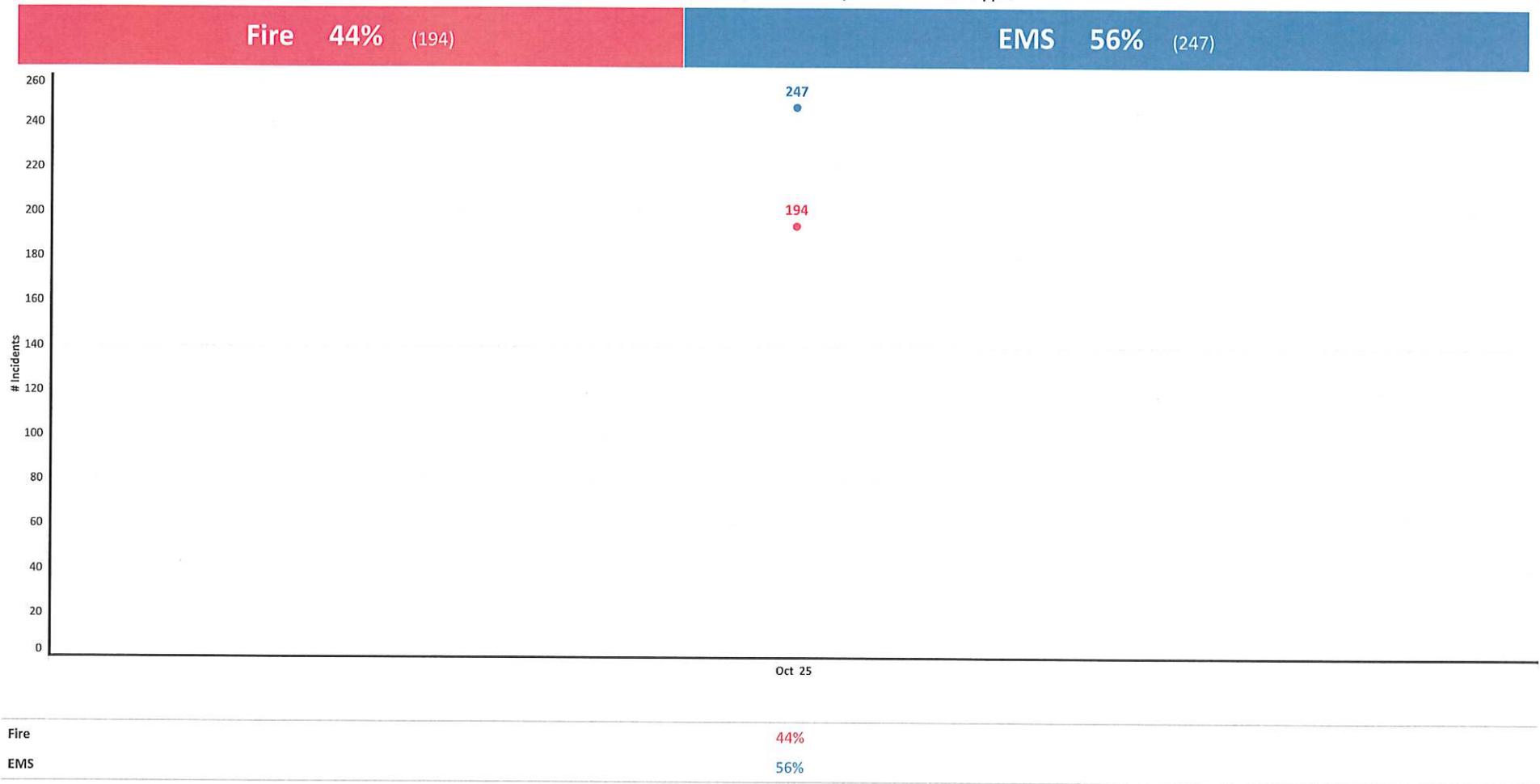


441 Incidents





Fire / EMS Incidents by NFIRS Report Incident Type



Station Fire/EMS %

Click to highlight Fire or EMS



Cibolo Fire Department



Fire / EMS Incidents by NFIRS Report Incident Type



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

Station	Incident Type	Percentage
ST1	Fire	48%
	EMS	52%
ST2	Fire	39%
	EMS	61%
ST3	Fire	43%
	EMS	57%

Department Response Time

Incidents with valid Response Times

Cibolo Fire Department



Response Time Minutes

6.6 Average	5.9 Median	10.6 90th Percentile	0.1 Minimum	49.4 Maximum	414 Incidents
-----------------------	----------------------	--------------------------------	-----------------------	------------------------	-------------------------

Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

Incidents with valid Response Times

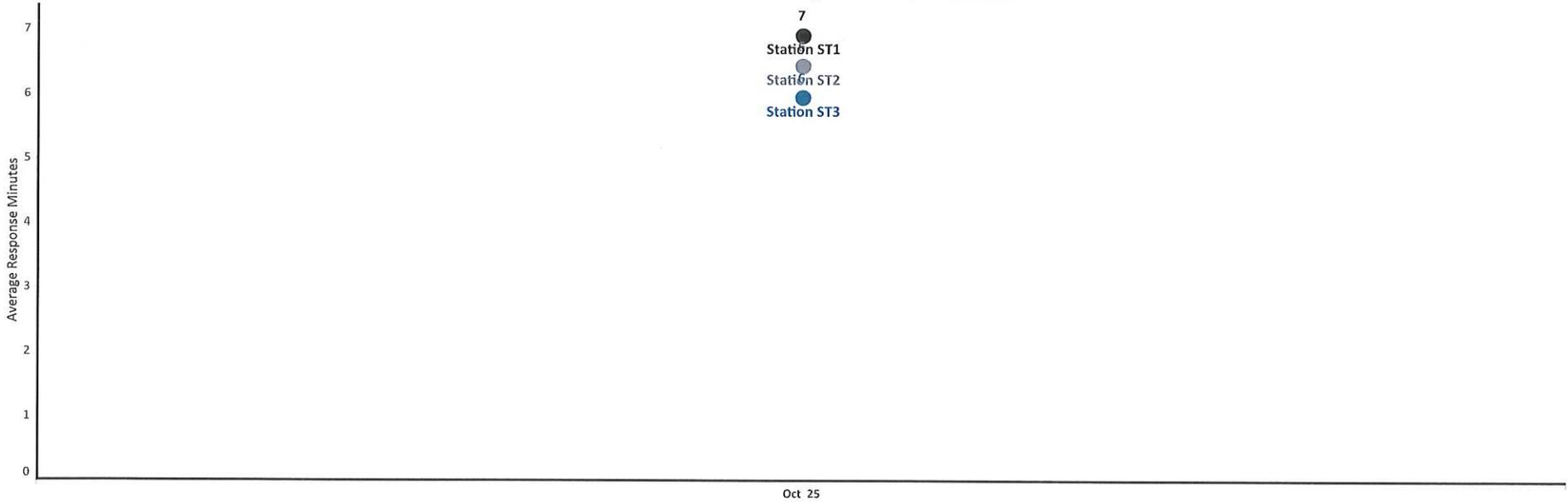
Cibolo Fire Department



ST1	ST2	ST3
-----	-----	-----

Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	6.9	5.8	11.8	0.2	49.4	194
ST2	6.4	5.9	9.5	0.1	21.1	136
ST3	6.0	5.8	8.7	0.1	14.9	84

Response Time Station - Average Minutes per *Month*



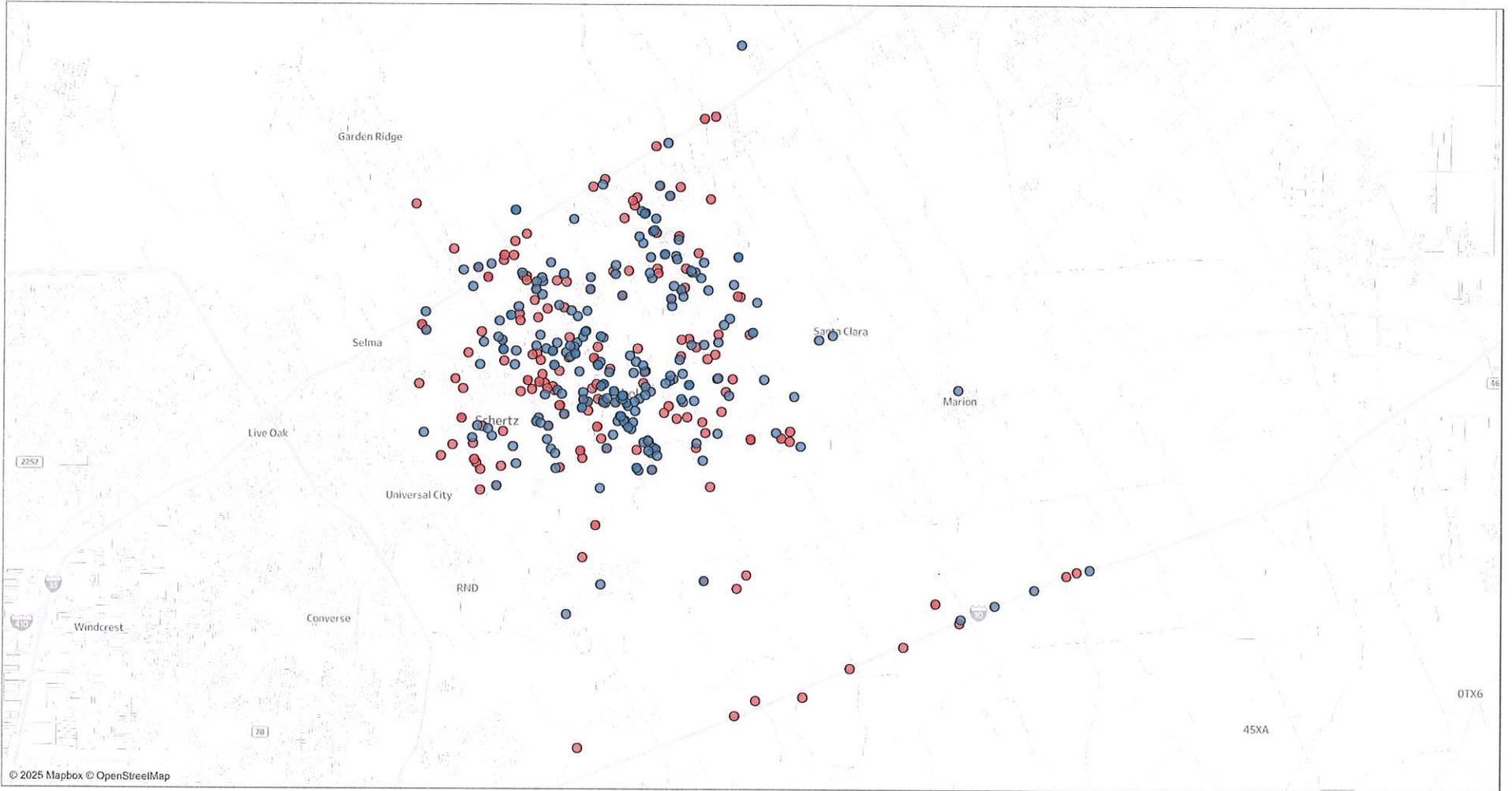
Incident Locations by Type

Click to highlight Fire or EMS

Fire

EMS

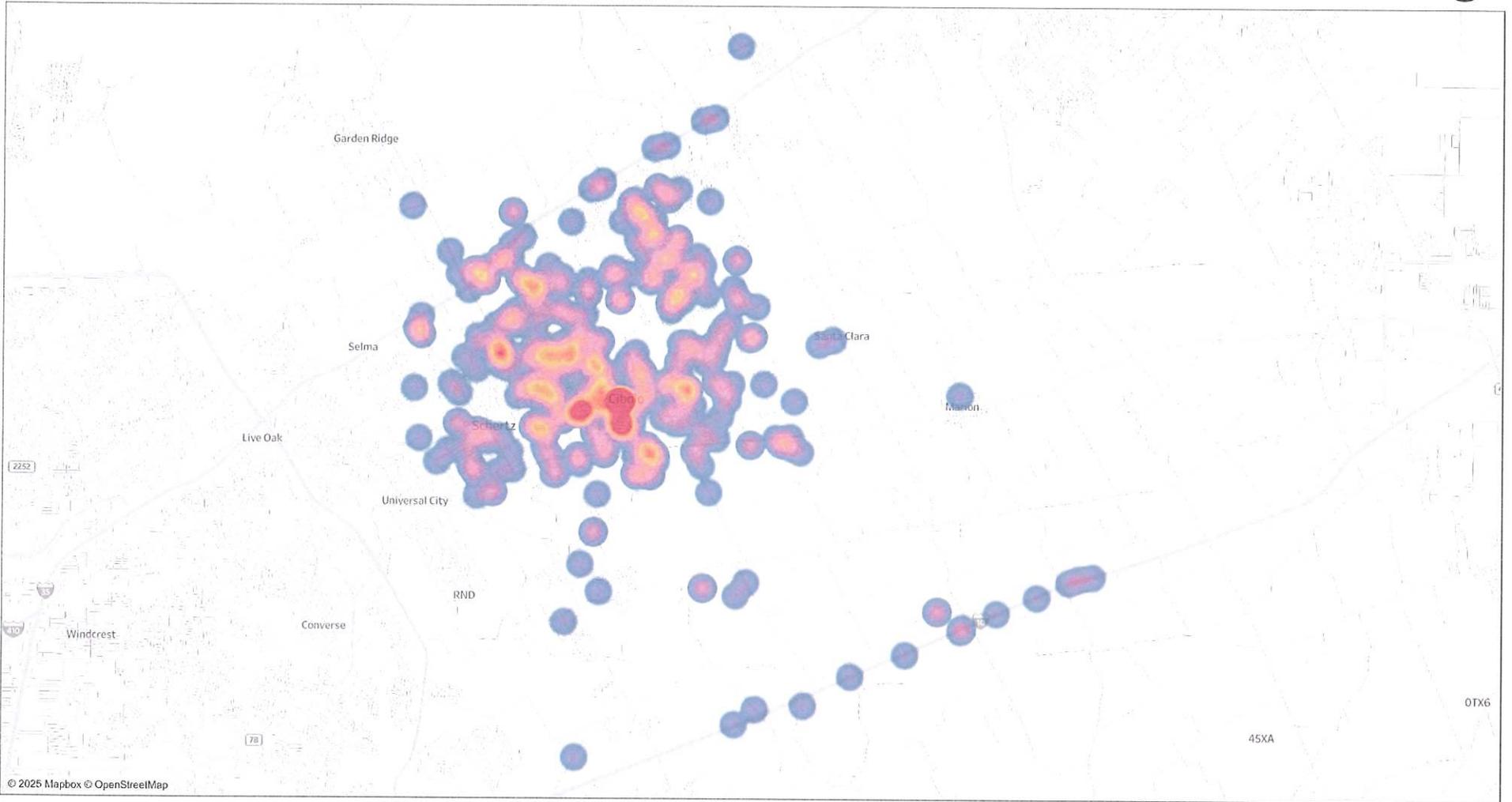
Cibolo Fire Department



Incident Location Heat Map



Cibolo Fire Department





City Council Regular Meeting Staff Report

D. Quarterly Report on the use of See Click Fix (Mr. Beekman)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Staff Update Item: 9D.
From	
Tracy Beekman, Information Services Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

Quarterly report usage data from the See Click platform.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[TicketsOpened.pdf](#)

[AckInPeriod.pdf](#)

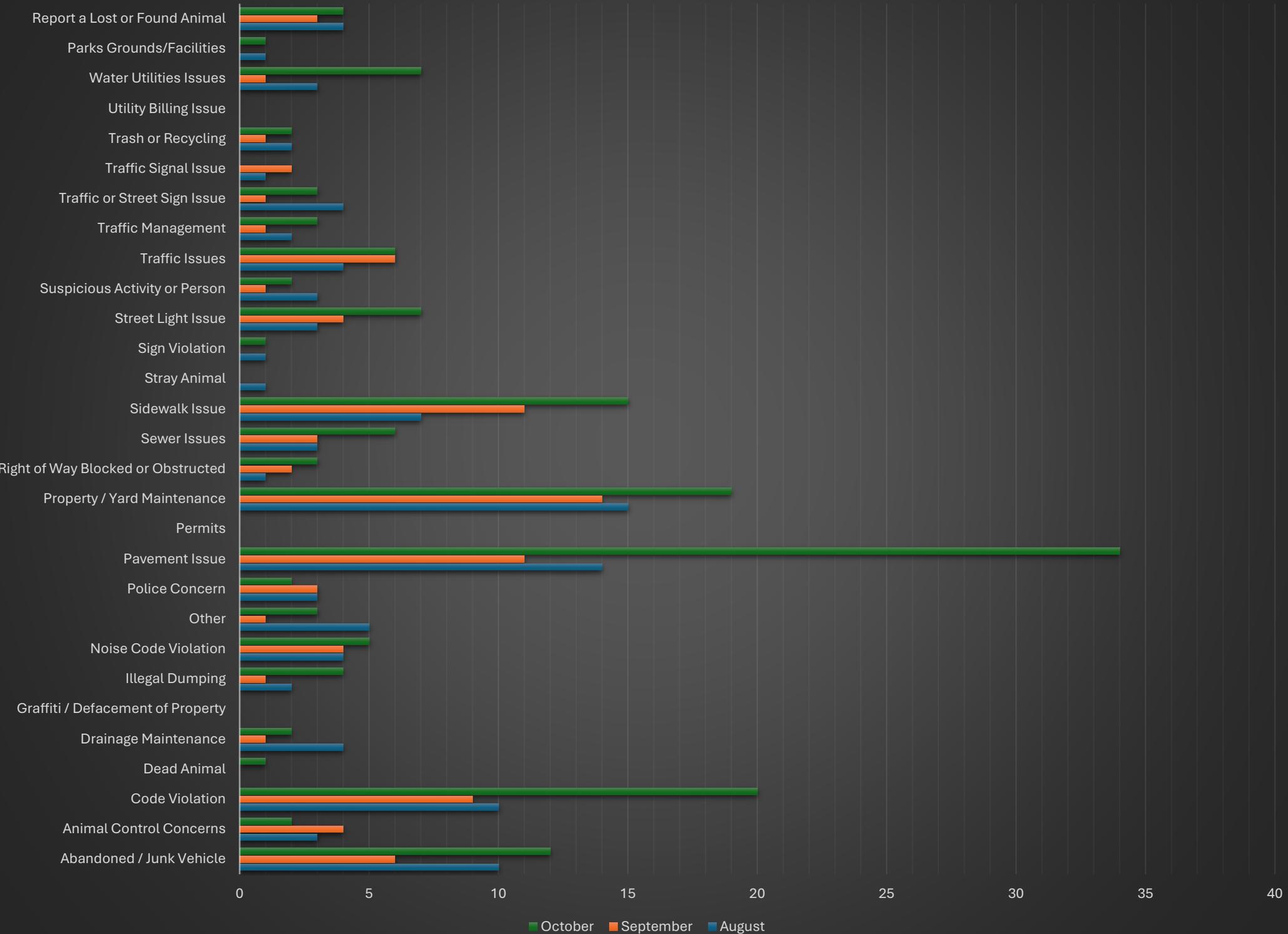
[TicketsClosed.pdf](#)

[AvgDaystoAck.pdf](#)

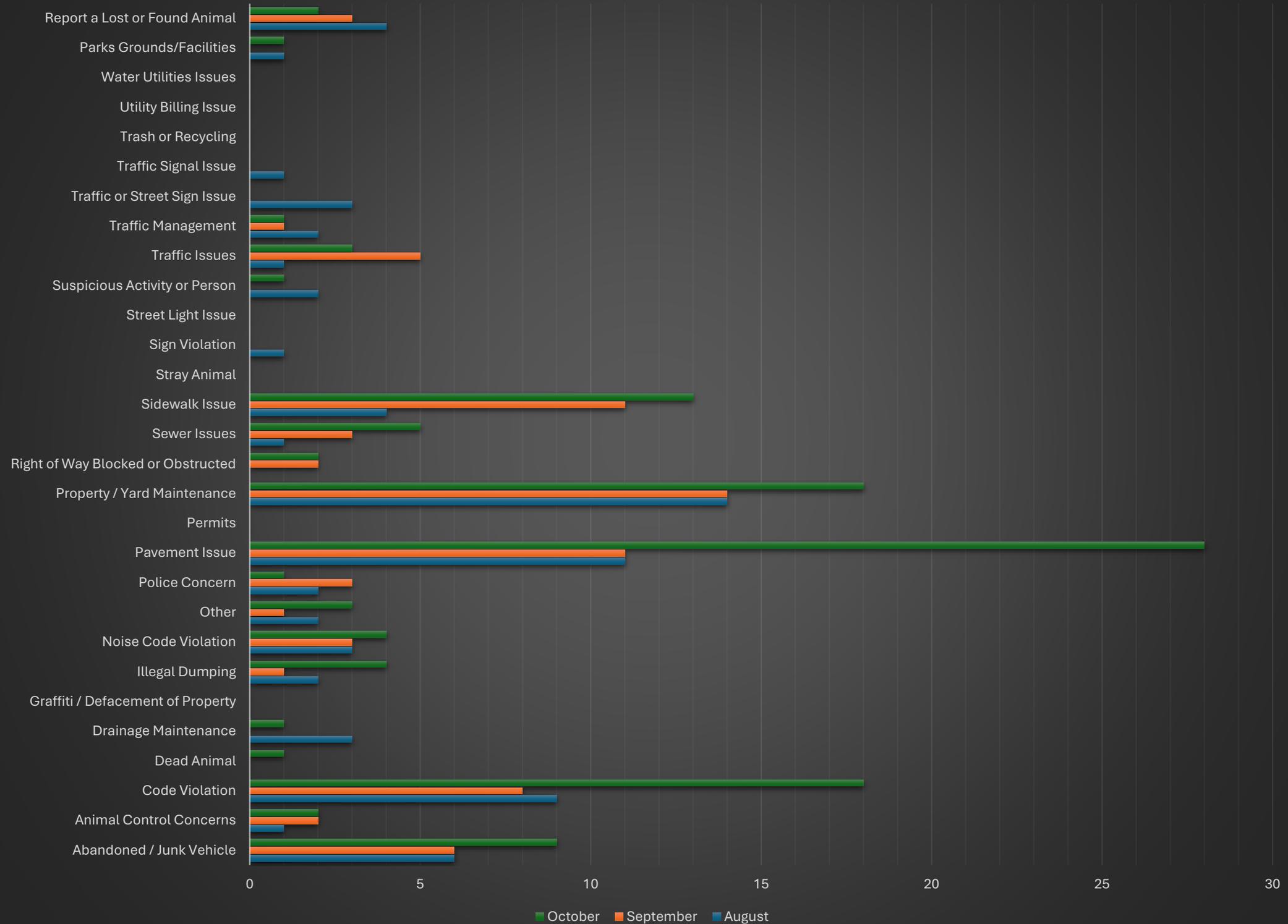
[AvgDaystoClose.pdf](#)

[CurrentlyOpen.pdf](#)

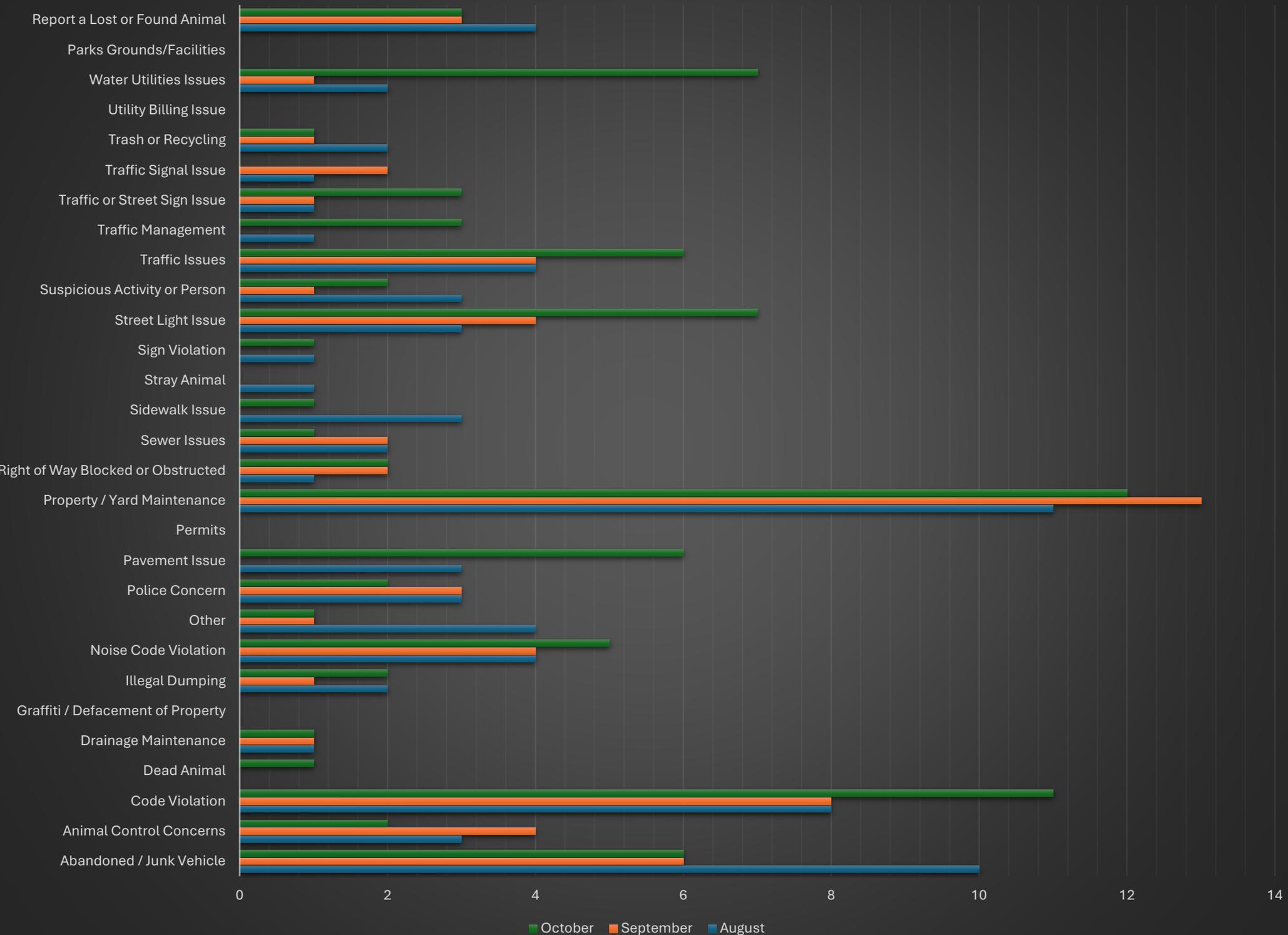
Tickets Opened



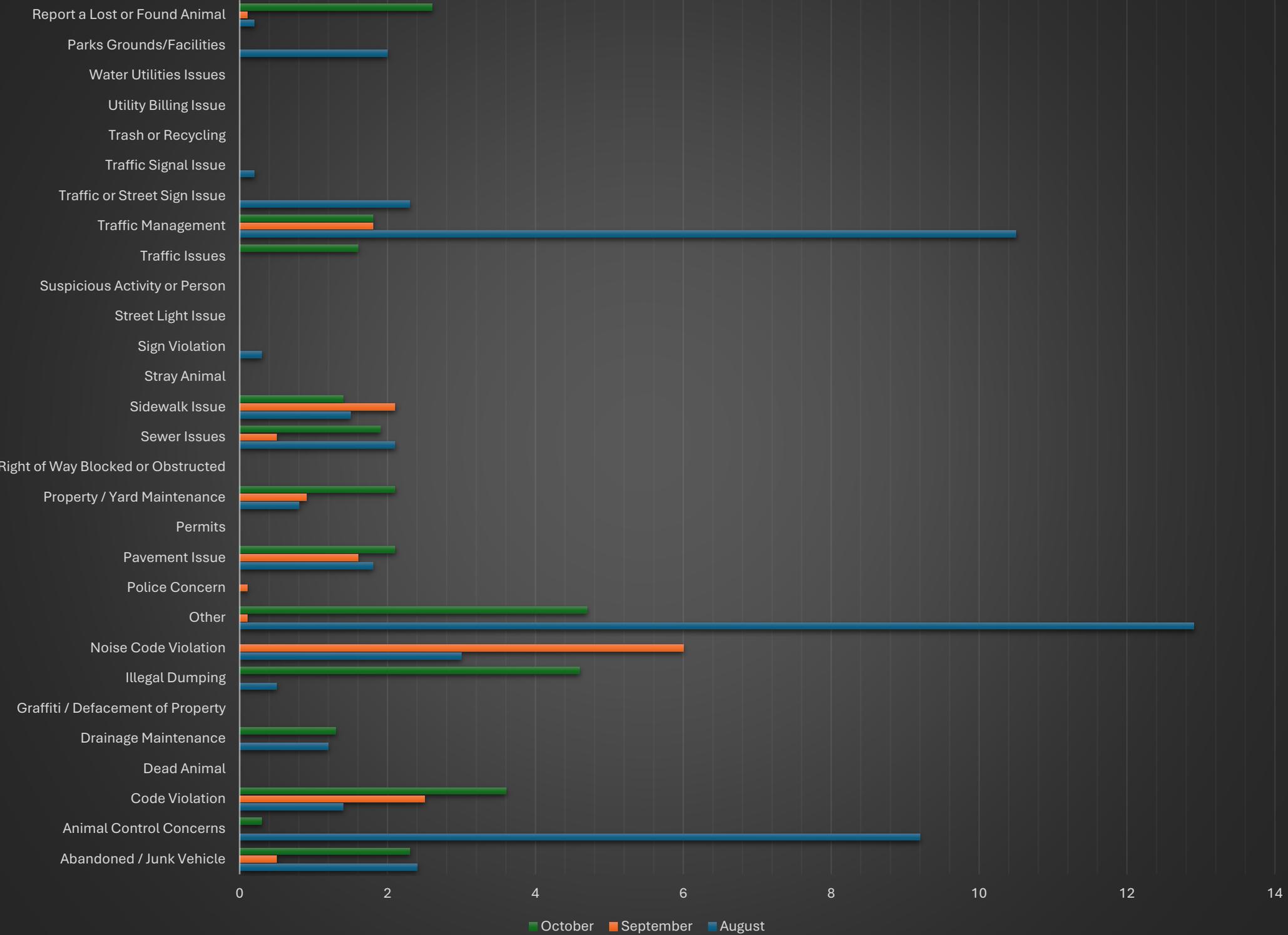
Acknowledged In Period



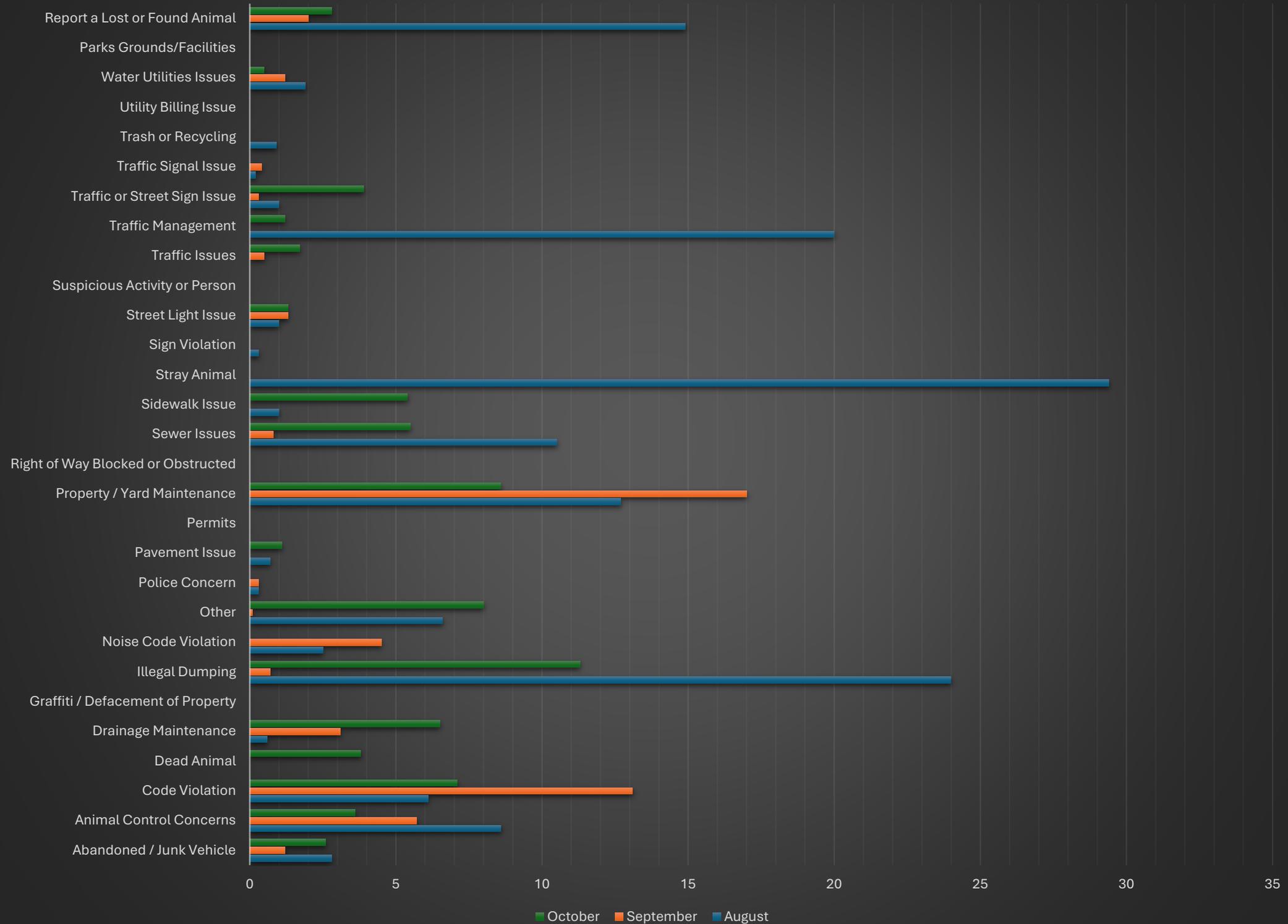
Ticket Closed



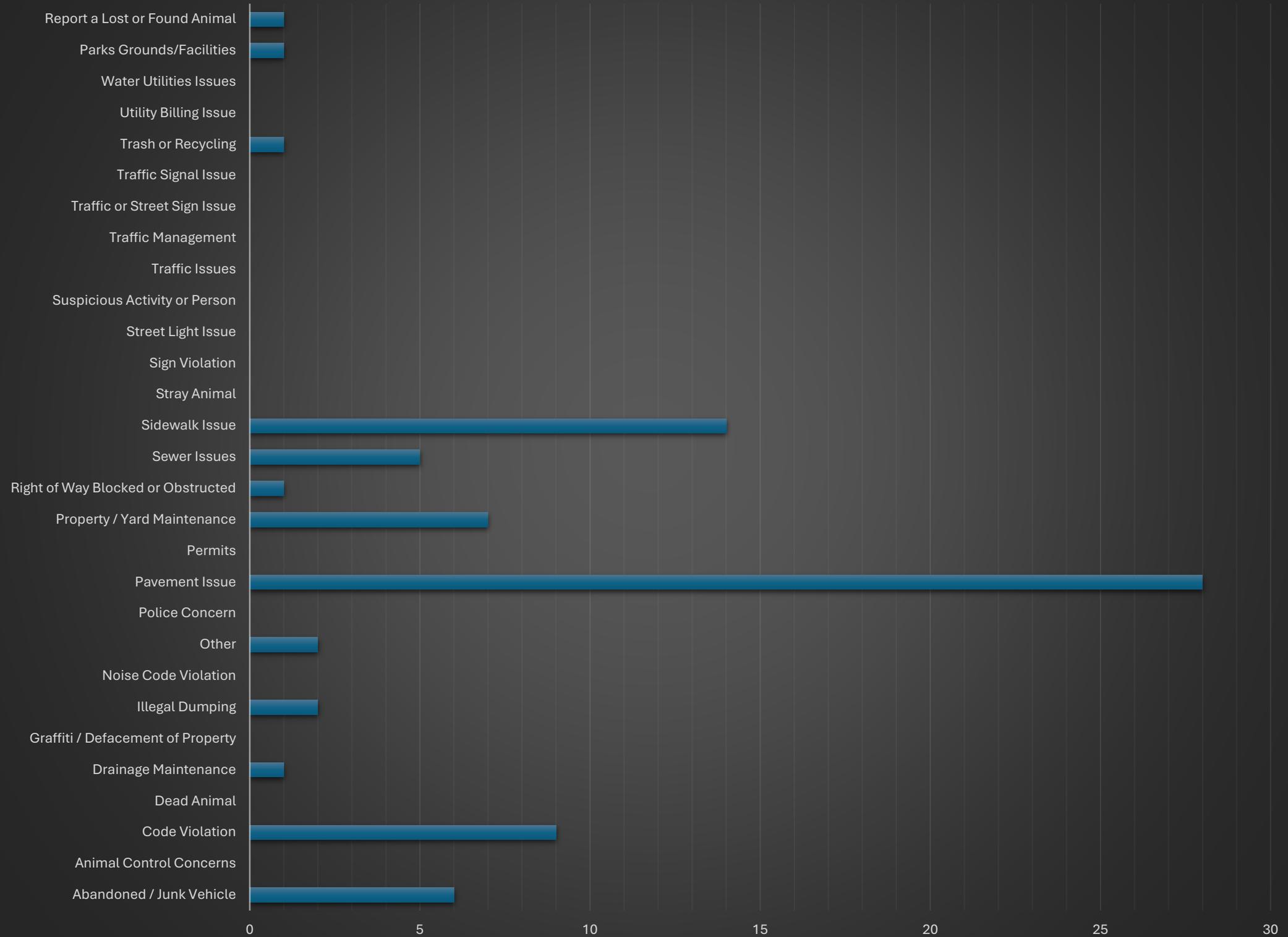
Average Days to Acknowledge



Average Days to Close



Currently Open (as of 10/31/2025)





City Council Regular Meeting Staff Report

E. Presentation on the Status of Grant Opportunities. (Ms. Martinez)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Staff Update Item: 9E.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

Last Presentation was received by City Council on March 11, 2025.

BACKGROUND:

This presentation is for informaiton and feedback. No action.

The last update on our grant program was provided to City Council on March 11, 2025. Since our last update, 5 grants have been awarded for a total of \$652K in grant funding.

The grant writing process includes understanding Council priorities, and researching grant opportunities that align with those priorities. Collaboration with department staff is critical to writing a successful grant. Michelle has worked to develop interdepartmental relationships to ensure that we communicate our needs successfully. This presentation updates Council on recent grant awards, pending applications, recent submissions and future opportunities.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

The grant program has a significant positive financial impact on the City's ability to enhance and maintain service levels.

MOTION(S):

N/A

Attachments

[CC Grant Presentation 20251118](#)



Grant Updates

City Council Meeting November 18, 2025

Presented by Michelle Martinez
City of Cibolo Grant Writer/Budget Analyst

OVERVIEW

- Grants Awarded
- Grant Applications
- Grants In Development
- Grant Award Overview
- 2025 State Propositions
- Fortifying Partnerships
- Questions/Feedback



OVERVIEW

- Grants Awarded: \$1,519,108
- Grant Applications Pending: \$416,034
- Grants Under Development: TBD





GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/In-kind	Total
First Responders Mental Health & Wellness FY 26 (2025 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$73,254	\$1,102 \$17,250 In-Kind	\$91,606
Rifle Resistant Body Armor Phase 2 FY 26 (2025 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$40,000	None	\$40,000



GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
City of Cibola NRA Project <i>(6) Colt M4 Carbine Rifles .223/5.56 16.1" And Training Ammunition (2025 Application)</i>	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	National Rifle Association Foundation	\$2,295	None	\$2,295
Victims Liaison Coordinator Year 3-4	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Attorney General	\$49,500 Y3 \$49,500 Y4	None	\$99,000



GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
Leveraging Technology to Combat Catalytic Converter Theft <i>(2025 Application)</i>	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Motor Vehicle Crime Prevention Authority	\$487,118	\$97,424	\$584,542
Power Up <i>(2024 Application)</i>	Public Works Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	GVEC	\$20,000	\$100,000.00	\$199,000



GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
Senior Breakfast Program (from 2024 Application)	Strategy 4 (Quality of Life) Initiative 4.1. Promote active lifestyles for all ages by providing opportunities to recreate	HEB	\$20,000	None	\$20,000
HEB	School Collaboration for turkey voucher giveaway	HEB	\$500	None	\$500
Victims Liaison Coordinator Years 1 & 2 (from 2022 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Attorney General	Y1 \$49,500 Y2 \$49,500	None	\$99,000



GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
Leveraging Technology to Combat Catalytic Converter Theft (2024 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Motor Vehicle Crime Prevention Authority	\$522,411	\$104,491	\$626,902
Cybersecurity Planning Grant Program (2024 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$155,520	\$17,280	\$172,800



GRANTS AWARDED

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
Bullet Resistant Shield Grant Program (2024 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$81,709	None	\$81,709
Victim Liaison Coordinator Grant Program (2024 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$15,543	None	\$15,543



GRANT APPLICATIONS PENDING

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
Phase 2 Assessment and Evaluation of Cybersecurity FY 26 (2025 Application)	Information & Technology Initiative 2.2. Gain control of utility service areas within our growth areas	Office of the Governor	\$68,828	\$17,207 In-Kind	Pending \$86,034
Assistance to Firefighters Grant (2025 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	FEMA	\$330,000	None	Pending \$330,000



GRANT APPLICATIONS

PENDING

Project Name	Guiding Principle/Initiative	Source	Grant funding	City match/in-kind	Total
State Homeland Security (2025 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Office of the Governor	\$182,193	None	Pending \$182,193
The E.A.S.E. Program: de-escalation training and crisis-response system enhancement. (2025 Application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Department of Justice	\$349,850	No	Pending \$349,850



GRANT APPLICATIONS NOT AWARDED

Project Name	Guiding Principle/Initiative	Source	City match/in-kind	Total
Congressional EARMARK-Sports Complex	Strategic Goal #4: Quality of Life Initiative 4.3 Support youth activities	Congressional Appropriations	No	\$1.5 million Not Awarded
Flood Mitigation (2024 Application)	Public Works Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	Texas Water Development Board	Yes	\$600,000 Not Awarded
SAFER Grant (3rd party consultant application)	Public Safety Initiative 2.1. Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	FEMA	No	\$3 million Not Awarded



GRANT UNDER DEVELOPMENT

Project Name	Purpose	Source	City match/ in-kind	Total
FM 78 & Country Lane Grade-Separation Project	The FM78 project will enhance traffic safety and circulation by improving the intersection and signalization while supporting the long-term goal of a safe rail grade-separation to reduce delays and prevent vehicle-train conflicts.	TXDOT	Yes - 10% (\$5 Million)	\$50 Million
Pedestrian Connectivity & Safety Enhancement Project	The pedestrian bridge will provide a safe, grade-separated crossing that connects neighborhoods and community destinations while eliminating pedestrian-vehicle and pedestrian-train conflict points.	TXDOT	Yes - 10% (unknown)	Cost not yet completed
HEB	Trees for Pond	HEB	No	\$10,000



GRANT UNDER DEVELOPMENT

Project Name	Purpose	Source	Grant funding	City match/in-kind	Total
Urban Canopy Restoration	Restore and expand our urban tree canopy	USDA	TBD	No	TBD
Section 5310 Grant – Enhanced Mobility of Seniors & Individuals with Disabilities	Improve transportation access and mobility for seniors and individuals with disabilities by funding services and equipment that fill gaps where regular public transit is unavailable, insufficient, or inappropriate.	TxDOT	TBD	20% Will Request Transportation Development Credits (TDCs) to offset the match	TBD
GuadaComa Flood warning project	The GuadaComa Alert System is a coordinated regional flood warning and notification network designed to provide real-time water level monitoring and rapid alerts to help protect residents, property, and infrastructure during flood events.	USGS/T WDB/T DEM/FE MA	TBD	TBD	TBD



GRANT UNDER DEVELOPMENT

Project Name	Purpose	Source	Grant funding	City match/in-kind	Total
TxDOT HSIP Program	The TxDOT Highway Safety Improvement Program (HSIP) provides federal funding for roadway projects that reduce fatalities and serious injuries by identifying crash patterns and implementing proven, data-driven safety countermeasures.	TxDOT	TBD	10%	TBD



FY2024–FY2026 Award Overview

Fiscal Year	Total Funding
FY24	\$158,852.20
FY25	\$834,683.05
FY26	\$817,443 (Evaluation and Assessment Cybersecurity Phase 2- \$68,827.50, Community Prevention and Preparedness- \$182,193.13, Assistance to Fire Fighter Grant-\$330k are still pending); The E.A.S.E. Program- \$349,850





Strategic Funding Opportunities from 2025 Texas Propositions

City of Cibolo • Funding Strategy



Proposition 1
Texas University Fund



Proposition 4
Texas Water
Fund



Proposition 14
Brain Health &
Dementia Research
Fund



Proposition 17
Border Security Infrastructure
Leverage



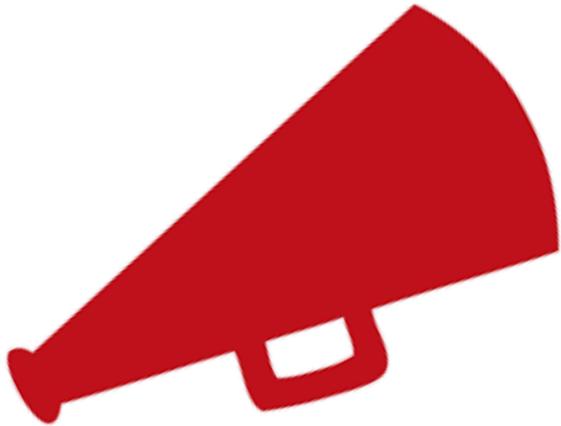
Proposition 1

Texas University Fund

Creates a statewide research and workforce development fund supporting universities.

Cibolo Benefit:

- EDC can partner with UTSA / TAMUSA / Alamo Colleges
- Supports workforce development and job pipeline creation
- Enhances eligibility for EDA workforce and industrial recruitment grants
- Estimated Timeline: FY2026–FY2035 recurring
- Estimated Funding Range: \$150K–\$3M+ per partnership





Proposition 4 Texas Water Fund



Creates dedicated funding for water infrastructure, drought resilience, and supply capacity.



Cibolo Benefit:

Supports water/sewer expansion tied to population growth
Strengthens scoring and match leverage for TWDB applications
Reduces burden on local CIP funds



Estimated Timeline: First applications FY2026



Estimated Funding Range: \$5M–\$40M+ per city project



Proposition 14

Brain Health & Dementia Research Fund

Establishes a \$3Billion statewide fund supporting dementia care, treatment, and community support programs.

Cibolo Benefit:

- Supports Senior Center expansion & caregiver support programs
- Positions Cibolo for health, aging, and wellness grants

Estimated
Timeline:
Grant cycles
begin mid-
FY2026

Estimated
Funding
Range:
\$250K-\$5M
per local
partnership





Proposition 17 Border Security Infrastructure Leverage

While Proposition 17 does not provide direct grant dollars, it improves our scoring and strategic positioning to secure public safety grant funding, helping us bring more state and federal dollars into Cibolo.

Cibolo Benefit:

-  Improves scoring for Homeland Security, COPS, and OLS grants
-  Supports taskforce participation and intel coordination systems
-  Helps fund equipment, staffing, and emergency systems

Estimated Timeline: Immediate leverage, ongoing



FORTIFYING PARTNERSHIPS

Texas Water Development Board Flood Infrastructure Fund



The City of Cibolo submitted a Flood Infrastructure Fund (FIF) application to the Texas Water Development Board (TWDB) in FY 2025.



Over 800 applications were submitted statewide.



Cibolo ranked 88th overall, demonstrating a strong and competitive project score.



Even though we did not receive funding in FY 2025, our application scored well and remains competitive.

We are now working directly with TWDB staff, our engineers, and regional partners to strengthen our project scope, cost structure, and regional coordination model. This positions us very well for renewed funding access when Proposition 4 allocations open in FY 2026.



FORTIFYING PARTNERSHIPS

From Concept to Coordination: Preparing Cibolo's Projects for Funding Readiness

FM 78 and Country Lane Crossover Project & Pedestrian Bridge Project

SB 1555 Project Coordination – Building Strong Partnerships for Success

- The City is actively building positive, productive partnerships with TxDOT and regional agencies to strengthen our competitiveness for SB 1555 and related funding.
- City Manager Mr. Reed received direct outreach from Douglas Henry (TxDOT Rail Division), opening a formal communication channel for continued coordination on project development and funding strategy.
- We are not just researching projects — we are co-planning with TxDOT Planners and Rail Division staff to shape the project scope, timing, and funding alignment.
- Priority improvements under this coordination framework include the SB 1555 Pedestrian Bridge / Grade Separation and the FM 78 & Country Lane Rail-Crossing Project, both of which support long-term mobility, safety, and rail conflict reduction.
- The City is now engaged in early collaborative planning sessions to ensure the projects are sequenced correctly and positioned for TxDOT, MPO, and Federal funding pathways.
- These efforts establish a strategic foundation of State and Federal coordination, ensuring Cibolo is not waiting for opportunities — we are actively creating them.



We are not reacting to funding cycles...we are aligning our project priorities with Local, State and Federal planning partners to ensure readiness for upcoming funding cycles.



FORTIFYING PARTNERSHIPS

Federal Partnership Advancement – Community Project Funding Earmark for Sports Complex

- We are moving beyond regional grant pursuit and are now positioning Cibolo at the federal level for strategic project investment.
- Through Congressman Henry Cuellar's Office, we have been connected to Washington D.C. staff who support the earmark review committees.
- Direct correspondence is underway to secure discussions on priority alignment and funding narrative strategy for the Sports Complex.
- This allows us to shape our proposal using the same insight and criteria applied to successful federal submissions.
- We are positioning Cibolo to be recognized, prioritized, and invested in at the national level.

We are making sure Cibolo has a voice and a seat at the table, as we work to bring meaningful investment into our community.





CITY OF CIBOLO GRANT PROGRAM

Looking forward

- Applied for more than 11 grants since 2023
- Awarded more than \$1,519,108 in partnership with City departments
- Currently seeking over \$416,034 in pending grant applications
- State Propositions introduce new funding opportunities for community improvements
- TxDOT Rail Grade-Separation Grant supports long-term mobility and safety goals
- Our momentum is real, we are securing more resources, building stronger partnerships, and working together as one team to invest in Cibolo's future. The grants program is growing into a major city initiative, increasing funding leverage and capacity, powered by the teamwork of staff and leadership who are committed to driving Council's long-term community vision.





Thank you!

Questions/Feedback





City Council Regular Meeting Staff Report

A. Discussion/Action to Approve a request to increase the Height of Light Standard from 35-feet to 42-feet as provided in 2024 Unified Development Code, Article 7. Environmental Performance Standards, Section C. General Standards, on the following tracts: ABS: 313 SUR: G TORRES 126.443 AC, ABS: 313 SUR: G TORRES 2.011 AC. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

The City Council approved increased building heights for industrial properties in the IH-10 corridor.

BACKGROUND:

The purpose of Cibolo's environment performance standards are to ensure nuisances are not created by development activity that will be detrimental to the use, enjoyment, and value of other's land and will not be detrimental to the health, safety, and general welfare of the citizens. The purpose of the light and glare standards are to ensure the light source is shielded from direct view from residential property. The height of the light standards in parking lots is limited to 35-feet, unless the permitted height is increased after review by the Planning and Zoning Commission and City Council.

STAFF RECOMMENDATION:

The P&Z at their November 12th meeting recommended approval of the increased luminarie height to 42-feet.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to approve light standards to a maximum 42-feet in height on the property described as



City Council Regular Meeting Staff Report

B. Discussion/Action on casting votes on the Official Ballot to appoint Board of Directors for the Guadalupe Appraisal District. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Ballot for Appraisal District.pdf](#)

OFFICIAL BALLOT

OFFICIAL BALLOT TO APPOINT BOARD OF DIRECTORS FOR THE GUADALUPE APPRAISAL DISTRICT FOR JANUARY 1, 2026

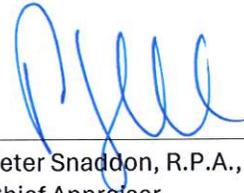
Issued to: **City of Cibolo**

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all your votes for one candidate or divide those votes among any number of candidates. You have **103** total votes available.

Candidate names are listed below in alphabetical order along with the nominating taxing unit.

- | | | |
|-------------------------|----------------|-------|
| 1. Ms. Letticia Sever | SCUC ISD | _____ |
| 2. Mr. Forrest Fletcher | City of Seguin | _____ |
| 3. Ms. Donetta Roberts | City of Cibolo | _____ |
| 4. Dr. Alfred Burns | Navarro ISD | _____ |

This official ballot was issued under my hand this 29th day of October 2025.



Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser
Guadalupe Appraisal District

RESOLUTION OF VOTES CAST TO APPOINT DIRECTORS FOR THE GUADALUPE APPRAISAL DISTRICT FOR THE 2026-2029 TERM

WHEREAS, _____ (Name of Taxing Unit) is entitled to cast **100 votes or more** in the appointment election for the Board of Directors of the Guadalupe Appraisal District, and

WHEREAS, Section 6.03(k) of the Texas Tax Code requires that each taxing unit entitled to cast a vote do so **by resolution**, and

WHEREAS, Section 6.03(k-1) of Texas Tax Code requires the governing body of each taxing unit, entitled to cast **at least five percent (5%) of the total votes (2,000)** must do so at the **first or second open meeting** of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body, and

WHEREAS, Section 6.03(k-1) of Texas Tax Code requires the governing body must submit its vote to the chief appraiser **not later than the third day** following the date the resolution is adopted.

THEREFORE, THE _____ (Name of Taxing Unit) submits the above Official Ballot, as issued by the Chief Appraiser, stating the vote for candidates for appointment to the Board of Directors for the Guadalupe Appraisal District for term beginning on January 1, 2026.

ACTION TAKEN this ____ day of _____, 2025, in the First / Second (circle one) open meeting of the governing body of the above-mentioned taxing unit; as required by Section 6.03(k-1) of the Texas Tax Code for the purpose of casting votes to appointment candidate(s) to the Board of Directors of the Guadalupe Appraisal District.

Signature of Presiding Officer

ATTEST: _____

Title

**GUADALUPE APPRAISAL DISTRICT BOARD OF DIRECTORS (APPOINTMENT) ELECTION
ENTITY VOTING ENTITLEMENTS**

as of 8/27/2025

CAD	Taxing Unit ID	Taxing Unit Name	2025 Entity Levy	2025 Total Levy	Portion of Levy (%)	Total Number of Votes	Entity Votes ¹
094-Guadalupe	094-000-00	Guadalupe County	\$75,906,881 ÷	\$363,337,266 =	0.208916	x 2,000	418
094-Guadalupe	094-902-02	Schertz-Cibolo UC ISD	\$69,017,717 ÷	\$363,337,266 =	0.189955	x 2,000	380
094-Guadalupe	094-901-02	Seguin ISD	\$57,702,685 ÷	\$363,337,266 =	0.158813	x 2,000	318
094-Guadalupe	094-103-03	City of Seguin	\$23,569,335 ÷	\$363,337,266 =	0.064869	x 2,000	130
094-Guadalupe	094-903-02	Navarro ISD	\$22,809,859 ÷	\$363,337,266 =	0.062779	x 2,000	126
094-Guadalupe	094-904-02	Marion ISD	\$20,569,400 ÷	\$363,337,266 =	0.056612	x 2,000	113
094-Guadalupe	046-901-02	New Braunfels ISD	\$18,774,399 ÷	\$363,337,266 =	0.051672	x 2,000	103
094-Guadalupe	094-104-03	City of Cibolo	\$18,639,043 ÷	\$363,337,266 =	0.051300	x 2,000	103
094-Guadalupe	094-102-03	City of Schertz	\$18,545,469 ÷	\$363,337,266 =	0.051042	x 2,000	103
094-Guadalupe	046-902-02	Comal ISD	\$12,216,306 ÷	\$363,337,266 =	0.033622	x 2,000	67
094-Guadalupe	046-101-03	City of New Braunfels	\$9,561,097 ÷	\$363,337,266 =	0.026315	x 2,000	53
094-Guadalupe	105-902-02	San Marcos ISD	\$3,720,184 ÷	\$363,337,266 =	0.010239	x 2,000	20
094-Guadalupe	094-202-19	Lake McQueeney WCID #1	\$2,406,459 ÷	\$363,337,266 =	0.006623	x 2,000	13
094-Guadalupe	094-201-19	Lake Placid WCID #1	\$1,834,498 ÷	\$363,337,266 =	0.005049	x 2,000	10
094-Guadalupe	094-201-04	Lone Oak MUD	\$1,450,186 ÷	\$363,337,266 =	0.003991	x 2,000	8
094-Guadalupe	247-903-02	LaVernia ISD	\$1,389,739 ÷	\$363,337,266 =	0.003825	x 2,000	8
094-Guadalupe	015-120-03	City of Selma	\$1,344,497 ÷	\$363,337,266 =	0.003700	x 2,000	7
094-Guadalupe	028-903-02	Luling ISD	\$1,100,330 ÷	\$363,337,266 =	0.003028	x 2,000	6
094-Guadalupe	046-202-19	Lake Dunlap WCID	\$697,073 ÷	\$363,337,266 =	0.001919	x 2,000	4
094-Guadalupe	094-101-03	City of Marion	\$481,497 ÷	\$363,337,266 =	0.001325	x 2,000	3
094-Guadalupe	028-906-02	Prairie Lea ISD	\$436,470 ÷	\$363,337,266 =	0.001201	x 2,000	2
094-Guadalupe	015-115-03	City of Universal City	\$269,740 ÷	\$363,337,266 =	0.000742	x 2,000	1
094-Guadalupe	094-202-04	Guadalupe County MUD#4	\$156,459 ÷	\$363,337,266 =	0.000431	x 2,000	1
094-Guadalupe	094-106-03	City of Santa Clara	\$130,777 ÷	\$363,337,266 =	0.000360	x 2,000	1
094-Guadalupe	094-203-19	Meadow Lake WCID #1	\$102,709 ÷	\$363,337,266 =	0.000283	x 2,000	1
094-Guadalupe	094-204-04	Guadalupe County MUD06	\$96,617 ÷	\$363,337,266 =	0.000266	x 2,000	1
094-Guadalupe	094-209-04	Guadalupe County MUD #11	\$74,183 ÷	\$363,337,266 =	0.000204	x 2,000	No Vote
094-Guadalupe	089-903-02	Nixon-Smiley ISD	\$72,115 ÷	\$363,337,266 =	0.000198	x 2,000	No Vote
094-Guadalupe	094-211-04	Park Place MUD	\$69,432 ÷	\$363,337,266 =	0.000191	x 2,000	No Vote
094-Guadalupe	094-207-04	Sky Ranch MUD	\$50,365 ÷	\$363,337,266 =	0.000139	x 2,000	No Vote
094-Guadalupe	094-212-04	Steelwood Trail MUD	\$46,446 ÷	\$363,337,266 =	0.000128	x 2,000	No Vote
094-Guadalupe	028-102-03	City of Luling	\$38,906 ÷	\$363,337,266 =	0.000107	x 2,000	No Vote
094-Guadalupe	094-201-09	York Creek Water Dist.	\$36,556 ÷	\$363,337,266 =	0.000101	x 2,000	No Vote
094-Guadalupe	105-103-03	City of San Marcos	\$15,651 ÷	\$363,337,266 =	0.000043	x 2,000	No Vote
094-Guadalupe	094-213-04	Sedona MUD01	\$1,803 ÷	\$363,337,266 =	0.000005	x 2,000	No Vote
094-Guadalupe	094-210-04	Marion Oaks MUD	\$1,515 ÷	\$363,337,266 =	0.000004	x 2,000	No Vote
094-Guadalupe	094-214-04	Sedona MUD02	\$669 ÷	\$363,337,266 =	0.000002	x 2,000	No Vote
094-Guadalupe	094-205-04	Guadalupe County MUD10	\$203 ÷	\$363,337,266 =	0.000001	x 2,000	No Vote
							2,000

Source: 2025 Adjusted Certified Roll, as of Supplement 1.

Section 6.03 Board of Directors¹

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.



City Council Regular Meeting Staff Report

C. Discussion/Action on the City of Cibolo Employee Handbook Review. (Ms. Taplin)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10C.
From	
Elizabeth Taplin, Director of People & Performance	

PRIOR CITY COUNCIL ACTION

July 22, 2025... The City Council received a presentation on the process and timeline for the review and update to the City of Cibolo Employee Handbook.

September 23, 2025... The City Council received the first of three (3) batches of personnel policies for review and feedback.

October 14, 2025 ... The City Council reviewed the second of three batches of personnel policies for review and feedback.

October 28, 2025 ... The City Council reviewed the third of three batches of personnel policies for review and feedback.

BACKGROUND:

This item is for discussion only, not action.

The City of Cibolo Employee Handbook is under review and editing at Council direction. The previous presentations were on September 23rd, October 14th, and October 28th. This process gives Council time to review policies over several Council meetings so that questions can be asked and any direction from Council taken prior to final approval.

After staff review of the employee handbook in draft, there are policies under City Attorney's Office review. Staff will provide a final presentation at the December 9th meeting and seek Council approval of the City of Cibolo Employee Handbook by resolution.

STAFF RECOMMENDATION:

Approve final City of Cibolo Employee Handbook at the December 9th City Council General Meeting.

FINANCIAL IMPACT:

N/A

MOTION(S):

I move to direct staff to bring these policies back for approval at the December 9th City Council meeting.

Attachments

[Handbook Policy Review 11.18.2025.pdf](#)

City of Cibolo Handbook Review

Presented by Elizabeth Taplin,
People and Performance Director

November 18, 2025



Presentation Overview

1. Question for Council
2. Proposed Process for FY25 Review
3. Policy Direction from Council
4. Employee Review of Draft Policy
3. Next Steps
4. Council Feedback and Direction

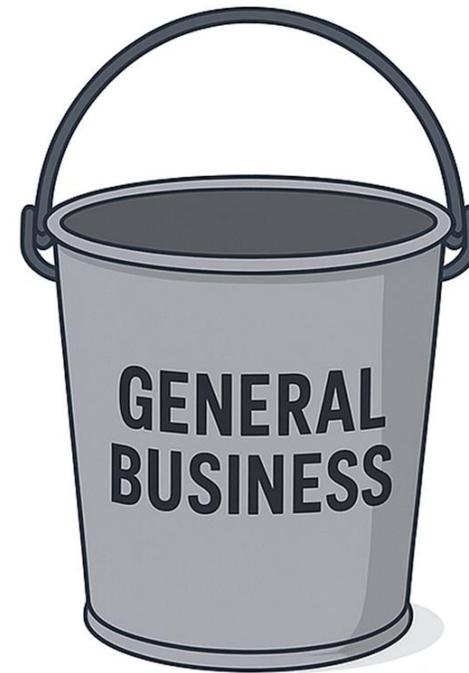


Question for Council

- 1. Do you have direction in preparation for presenting the final handbook for review on December 9th?**



Proposed Process for FY25 Review



“Buckets” of Policies for Review



Policy Direction from Council

Policies from Review 9/23/2025- None

Policies from Review 10/14/2025

Compensable Time/Work Time- Employee out of state travel time must come before Council for approval

Bereavement Leave- Employees must use bereavement leave “within the time of death,” not holding onto the time

Sick Leave Pool- emphasis on the voluntary nature; employees must voluntarily donate their leave at separation

Conducting Personal Business- comment regarding monitoring personal business while employees telework



Employee Review of Draft Policy

After employee review of the DRAFT handbook policies, the City Attorney's Office is reviewing policy questions from the review.

Council will receive City of Cibolo Employee Handbook for final review and approval at the December 8th meeting.



Next Steps

October 14 City Council meeting:
Handbook Policy Review #2

October 27 City Council meeting:
Handbook Policy Review #3

**December 9th City Council meeting:
Final City Council approval of the
City of Cibolo Employee Handbook**



Council Feedback and Direction

1. Do you have direction in preparation for presenting the final handbook for review on December 9th?





City Council Regular Meeting Staff Report

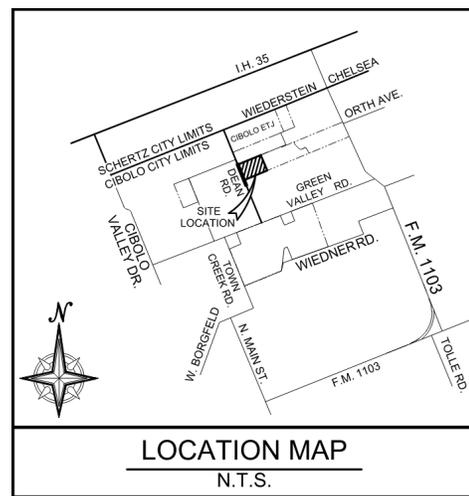
D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Foxbrook Unit 5. (Mr. Otto)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10D.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Foxbrook Unit 5
Owner/Applicant:	2015 Foxbrook Land Development, Inc.
Representative:	KCI Technologies
Contractor:	V.K. Knowlton
Council Place:	1
Vested Rights:	N/A
Proposed Use:	4 Blocks with 51 Residential Lots, 6 Open Space/Utility/Drainage Easement Lots
Plat Recordation:	12/5/2022
Acres:	22.203



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 Foxbrook Unit 5.

The following units have been recorded:

Unit	Lots	Recordation Date
U3 & U4	93 Single-Family Residential Lots	6/18/2020
U2	43 Residential	6/6/2018
U1	54 Residential	5/17/2016
<i>Total lots recorded</i>	190 Residential Lots	

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	4,396 LF	\$369,663.10
Sanitary Sewer	2,971 LF	\$250,809.03
Drainage	3 Drains	\$161,129.40
Street	2,232 LF	\$568,815.95
Other: Conduit	723 LF	\$39,417.60
Sidewalk Pathway	2,725 LF	\$164,200.40
<i>Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo</i>		\$1,554,035.48

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
- Copy of recorded Final Plat
- As-Built Plans

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

[250926 - Foxbrook Subdivision Unit 5 - FA.pdf](#)

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

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



September 26, 2025

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

Re: Foxbrook Subdivision Unit 5 – Final Acceptance

Dear Mr. Gomez,

On September 25, 2025, I conducted a site visit for Foxbrook Subdivision Unit 5. 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 all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Carruth". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andy Carruth, P.E.
City Engineer's Office

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City Council Regular Meeting Staff Report

E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Steele Creek Unit 3B. (Mr. Otto)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10E.
From	
Chris Otto, City Engineer	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[251107 - Steele Creek Unit 3B - FA.pdf](#)

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

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



November 7, 2025

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

Re: Steele Creek Unit 3B – Final Acceptance

Dear Mr. Gomez,

On November 7, 2025, I conducted a site visit for Steele Creek Unit 3B. 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 all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, P.E., CFM
City Engineer's Office

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City Council Regular Meeting Staff Report

F. Discussion/Action on the Final Plat of Venado Crossing Unit 4. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10F.
From	
Peggy Cimics, City Secretary	

PROPERTY INFORMATION:

- Project Name:** PC-25-28-FP
- Owner:** HDC Venado Crossing, LLC
- Representative:** Wayne Flores, P.E., Collier’s Engineering & Design
- Area:** 17.63 acres
- Location:** South of FM 78, West of Meadowview Estates
- Council Place:** 4
- Future Land Use:** Compact Residential
- Zoning ([map](#)):** Planned Unit Development (PUD), Ord. 1118 and amended Ord. 1197
- Proposed Use:** 61 Residential Lots, 3 Drainage Lots
- Utility Providers:** Sewer – City of Cibolo, Water – GVSUD, and Electricity – GVEC

PRIOR CITY COUNCIL ACTION:

At its October 27, 2025, regular meeting, City Council voted (7-0) to table consideration of this agenda item.

BACKGROUND:

The Final Plat of Venado Crossing Unit 4 was originally recommended for approval by the Planning & Zoning Commission on June 14, 2023, and subsequently approved by City Council on June 27, 2023.

According to Section 20.3.5.H.1. of the City’s Unified Development Code (UDC), “The approval of Final Plat shall remain in effect for a period of two (2) years after the date the application was approved or conditionally approved by the City Council...If the Final Plat has not been recorded within the two (2) year period, the Final Plat approval, unless extended, shall expire and the plat shall be null and void.”

The Final Plat was not recorded, and no extension was requested by the developer within two years of the plat being approved. As a result, the original approval expired on June 27, 2025, rendering the plat null and void. Therefore, the Final Plat must be reconsidered and reapproved prior to recordation.

FINDINGS/CURRENT ACTIVITY:

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

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

The Land Study for Venado Crossing covers 177.26 acres and includes a total of 511 single-family residential lots. The proposed Final Plat for Venado Crossing Unit 4 is located directly south of Unit 1. The plat establishes 61 residential lots that are typically 7,200 square feet (60' x 120'), along with three drainage lots (Lots 900, 901, and 902).

STREETS/MASTER THOROUGHFARE PLAN (MTP):

Unit 4 includes approximately 5,475 linear feet of roadway. Fifty (50) feet of right-of-way will be dedicated for local streets within the subdivision, including: Witwatersrand, Safari Ridge, Impala Range, Windhoek Park, and Gazelle Point.

Also, Venado Crossing—an eighty (80) foot ROW collector street identified on the City's Master Thoroughfare Plan—will connect to the local streets like Safari Ridge and Impala Range within Unit 4.

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

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Sanitary sewer service will be provided by the City of Cibolo. Water service will be provided by Guadalupe Valley Special Utility District (GVSUD), Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider.

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 4, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Venado Crossing Unit 4, dated June of 2023, was reviewed and approved by the City Engineer. No portion of the property is located within the FEMA floodplain.

PARKLAND:

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

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its October 8, 2025, regular meeting, the Planning & Zoning Commission unanimously voted (7-0) to recommend approval of the Final Plat of Venado Crossing Unit 4.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the resubmitted plat and its associated documents. No changes were made to the plat since its original approval in 2023. Based on this review, the plat remains in adherence with the subdivision regulations outlined in the City's UDC and Section 212, Municipal Regulations of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of this Final Plat.

Attachments

[Final Plat Venado Crossing.pdf](#)

Cibolo
Final Plat Application

Online Request #: 2926570

Project #: PC-25-28-FP

Submitted by:
Kristin Heggy
kristin.heggy@collierseng.com
(210) 883-7266

Location: **South of FM 78 & West of Meadowview Estates**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Kristin** Last Name: **Heggy** Suffix:

Business Name: **Colliers Engineering & Design**

Mailing Address: **640 N Walnut Ave, Suite 1101**

City: **New Braunfels** State: **TX** Zip:

Email Address: **kristin.heggy@collierseng.com**

Cell Phone: Work Phone: Home Phone: **(210) 883-7266**

Property Owner's Contact Information

Title: First Name: **Bryan** Last Name: **Sims** Suffix:

Business Name: **HDC Venado Crossing, LLC**

Mailing Address: **100 NE Loop 410, Ste. 1080**

City: **San Antonio** State: **TX** Zip: **78216**

Email Address: **bryan@hdc-group.com**

Cell Phone: **(210) 838-6784** Work Phone: Home Phone:



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

Representative's Contact Information

Title: First Name: Wayne Last Name: Flores Suffix:
Business Name: Colliers Engineering & Design
Mailing Address: 640 N Walnut Ave, Ste. 1101
City: New Braunfels State: TX Zip: 78130
Email Address: wayne.flores@collierseng.com
Cell Phone: (210) 693-2330 Work Phone: (830) 220-6042 Home Phone:

Application Questionnaire (* denotes required question)

Final Plat

Project Name * Venado Crossing Subdivision Unit 4

Total Acres * 17.63

Survey Name * JERONIMO LEAL SURVEY NO. 85

Abstract No. * 210

Current Zoning * PUD SF-3

Proposed Zoning * N/A

Overlay * FM 78

of Lots * 61



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

of Units *

1

Work Type *

Single-Family

Specify *

Total Proposed Square Footage *

Total Proposed Square Footage *

Current Use *

Undeveloped

Proposed Use *

Single Family Residential

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

Acknowledgement *

I hereby certify that the information provided in this application is true, accurate, and complete. I understand that providing false information may result in the denial of my application and may be subject to legal action. (Please print name in full.)

Enter Signature: *

Kristin Heggy



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

Documents Uploaded

The following documents are attached to the Application.

Copy of a Final Tree Survey	9. land use study_tree survey.pdf
Copy of the Final Plat Encompassing All Land Owned by the Subdivider	10. pl6130106.pdf
Copy of the Final Traffic Impact Analysis Report	7. venado_tia report_version 1.pdf
Copy of the Final Utility and Final Storm Water Management Report	6. venado u4 swmp.pdf 12. overall utility plan.pdf
Letter of Authorization	2. agent authorization letter for cibolo-signed.pdf
Narrative of Application Request	1. final plat project letter.pdf
Project Applicable LOC Approvals	5.6 spectrum - cibolo request for review form_venado crossing u4 signed.pdf 5.5 gvsud venado unit 4_plan resubmittal review_c_ letter.pdf 5.3 gvec cibolo request for review form_venado crossing u4.pdf 5.2 ccma - venado subdivision unit 4 rfr.pdf 5.1 att approval - venado crossing unit 4.pdf 5.7 sslgc - re_wayne flores, p.e. shared_6130106_full set_with you..pdf
Proof of Tax Certification	4. combined 4 tax certificates.pdf
Signed Deposit Agreement	11. deposit agreement.pdf



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

Signed Notarized Authorization Form

3.2 final plat checklist-signed.pdf

**3.1 final plat application_venado unit 4 -signed
(upload as signed notarized authorization
form).pdf**

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

8. parkland dedication letter.pdf



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

640 N Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Main: 877 627 3772
colliersengineering.com



August 6, 2025

City of Cibolo
Attn: Planning Department
200 S Main St.
Cibolo, TX 78108

Re: Final Plat Project Letter
Venado Crossing Unit 4

To Whom It May Concern,

The Venado Crossing Unit 4 subdivision is part of the overall Venado Crossing Planned Unit Development. It is zoned SF-3 PUD and is planned for 61-lots that are typically 60'x120'. The total area of Unit 4 is 16.97-acres and is located just south of Unit 3. In accordance with the master plan, park land was dedicated with Unit 1. Storm water detention mitigation was done with Units 1 and 2 that account for this unit being developed. Also, Unit 1 extended a city sewer main through this unit to a new city-owned lift station adjacent to Unit 4. The site is served water by GVSUD, and new mains will be extended throughout the unit. There are no waivers requested for this unit.

Sincerely,
KFW Engineers

A handwritten signature in black ink, appearing to read "Wayne Flores".

Wayne Flores, P.E.
Senior Project Manager

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772



August 27, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
200 S. Main Street
Cibolo, Texas 78108



Re: Construction Plan Review
Venado Crossing U4 – Final Plat (PC-25-28-FP)

Ms. Hall,

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

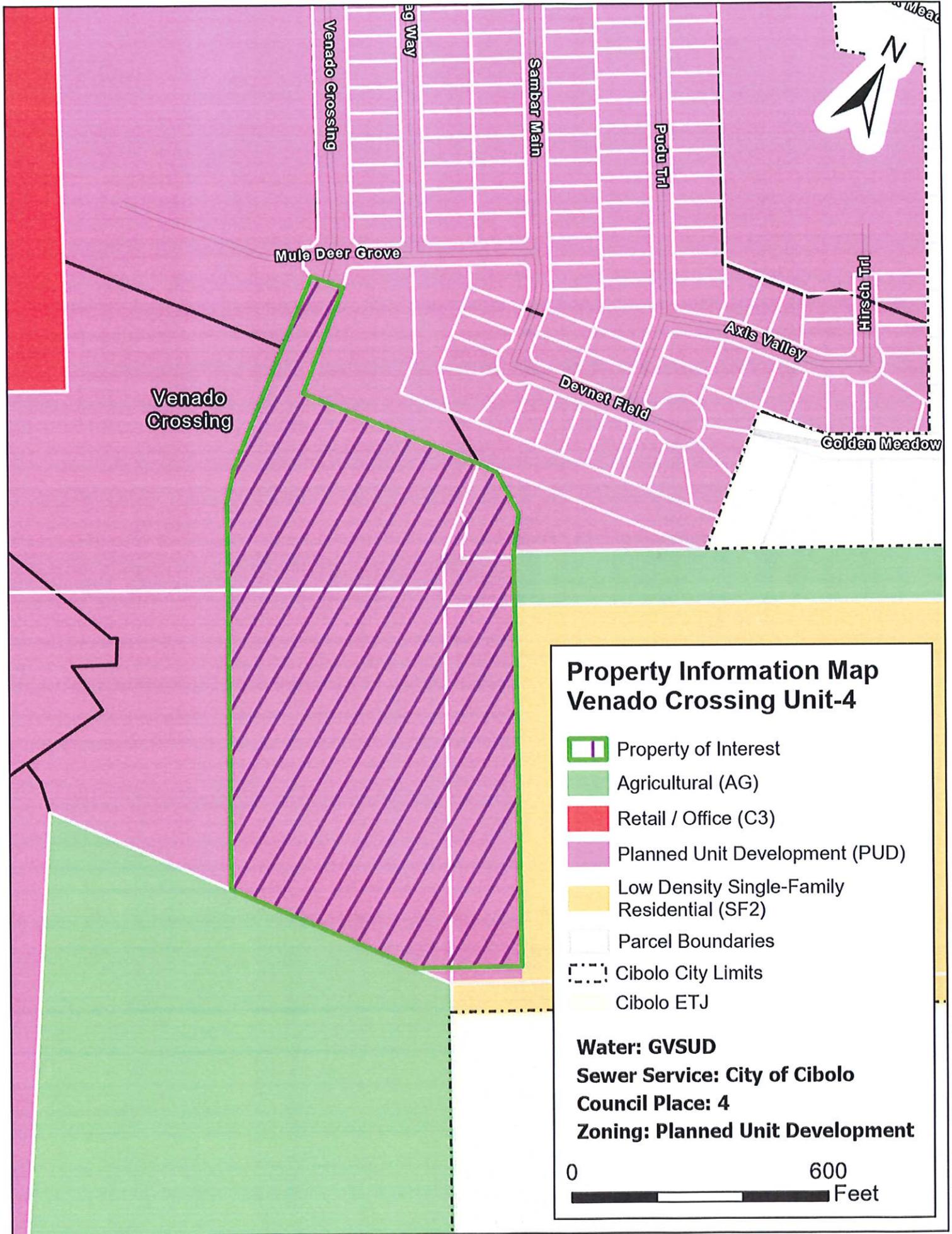
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Carruth". The signature is fluid and cursive.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



**Property Information Map
Venado Crossing Unit-4**

-  Property of Interest
-  Agricultural (AG)
-  Retail / Office (C3)
-  Planned Unit Development (PUD)
-  Low Density Single-Family Residential (SF2)
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ

Water: GVSUD
Sewer Service: City of Cibolo
Council Place: 4
Zoning: Planned Unit Development





City Council Regular Meeting Staff Report

G. Discussion/Action on the Backflow Prevention Program (Mr. Haddad)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10G.
From	
Julio Gomez, Public Works Director	

Prior City Council Action

This item was previously presented to City Council on March 12, 2024, March 26, 2024, and April 23, 2024, during which the discussion was tabled with direction for staff to return at a future date. Council requested additional clarification regarding enforcement procedures, testing frequency, and coordination with third-party vendors administering the City’s Backflow Prevention Program.

Background

The City of Cibolo’s Backflow Prevention Program was established to protect the public water supply from contamination caused by cross-connections or back-siphonage. As required under Texas Administrative Code §290.44(h)(4), all backflow prevention assemblies installed to protect against potential health hazards must be tested upon installation and, where applicable, tested annually to ensure proper functionality

Currently, Cibolo’s municipal code requires annual testing for commercial properties and three-year testing for residential irrigation systems without health hazards. However, compliance rates across the service area remain below desired levels; approximately 64% overall, with residential compliance at 66% and commercial compliance at 49.6%.

Neighboring municipalities such as Seguin, Crystal Clear SUD, and Springs Hill SUD report compliance rates between 78% and 98%, demonstrating the effectiveness of consistent enforcement practices and structured notification systems.

Backflow incidents, as documented in various case studies from state and federal sources, have resulted in severe contamination events nationwide including chemical exposure, bacterial contamination, and illness outbreaks, underscoring the need for rigorous local prevention and inspection programs.

In response, staff has worked with VEPO CrossConnex, the City’s third-party program administrator, to verify service addresses, update records, and confirm that all properties within the City limits are properly associated with the Cibolo water service area.

Staff Recommendation

Staff recommends City Council support strengthening compliance with backflow prevention testing requirements to align with state regulations and ensure protection of the City’s potable water supply. Specifically, staff recommends:

- Testing Frequency:
 - Every 3 years for standard residential backflow devices.
 - Every year for:
 1. Commercial devices,
 2. Residential devices located within the regulatory floodplain, and
 3. Residential devices with chemical feed or booster pumps.
- Enforcement: Service disconnection after 30 days past due, with reconnection upon submission of a passing inspection and a \$25 reconnection fee.
- Program Fee Adjustment: Authorize a \$3.50 inspection data fee (collected by VEPO) to supplement the Utility budget for administrative and program oversight costs.

These updates will help achieve the City's goal of 90–100% compliance while maintaining consistency with TCEQ standards and industry best practices.

Financial Impact

The proposed \$3.50 inspection fee will be collected by VEPO from testing contractors at the time of inspection upload will be put in the city's utility fund.

Attachments

[CC Presentation Backflow Program Proposals-20251118.pdf](#)

[CASE-HISTORIES-OF-SELECTED-BACKFLOW-INCIDENTS.pdf](#)

[§290.44\(h\)\(4\).pdf](#)

[Notice of backflow Prevention Assembly Test Requirement-Sample.pdf](#)

Strengthening Compliance with the Backflow Testing Program to Protect Cibolo's Public Water Supply

Saif Al Haddad, PE, CFM
Assistant Director, Public Works

City Council Meeting, November 18, 2025



Council Direction and Feedback

1. Does Council support the City of Cibolo Public Works Department in strengthening compliance with backflow prevention testing requirements to protect the public water supply and align with State regulations?
2. What frequency of backflow inspections does Council want to require?
 - Public Works staff recommendation is to require testing once every 3 years for standard residential backflow devices, and once every year for i) commercial devices ii) residential devices in the regulatory floodplain, iii) residential devices with pumps or chemical feed.
3. Does Council support proposed enforcing procedures for residential and commercial customers?
4. Does Council support increasing the testing fee charged to testing contractors by the third-party (VEPO) to **\$15**, with **\$3.50** allocated to the Utility budget?



Presentation Overview

Part 1. Update on address verification for City of Cibolo notification letters

Part 2. Backflow Contamination, State Law, and Cibolo Program

Part 3. Compliance rates and enforcement procedures among neighboring cities

Part 4. Recommendation to add a backflow inspection fee charged by third-party to testing contractors



Part 1. Update on address verification for City of Cibolo notification letters



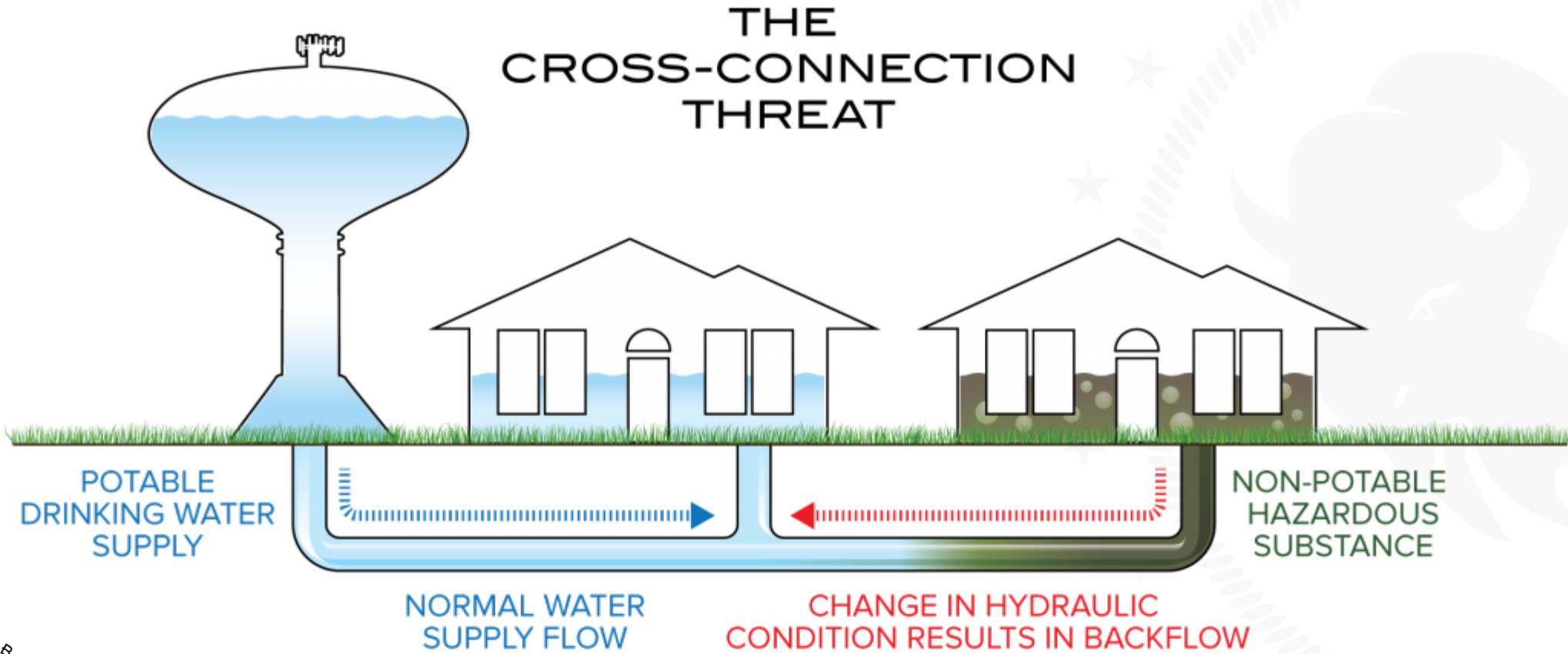
- At the September 9th City Council meeting, Council directed Public Works staff to review and confirm addresses in City of Cibolo receiving notification letters for backflow inspection.
- Public Works and Utility Billing staff worked with the third-party (VEPO) to verify all addresses within City of Cibolo are assigned to the appropriate Water Utility service provider.



Part 2. Backflow Contamination, State Law, and Cibolo Program



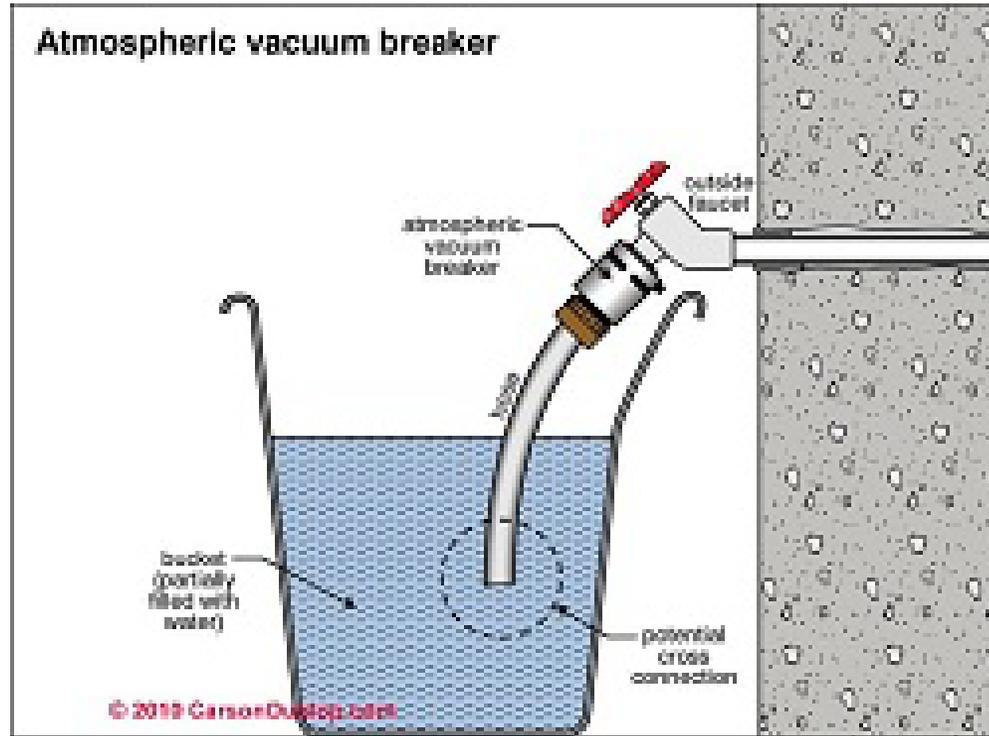
Contaminated System



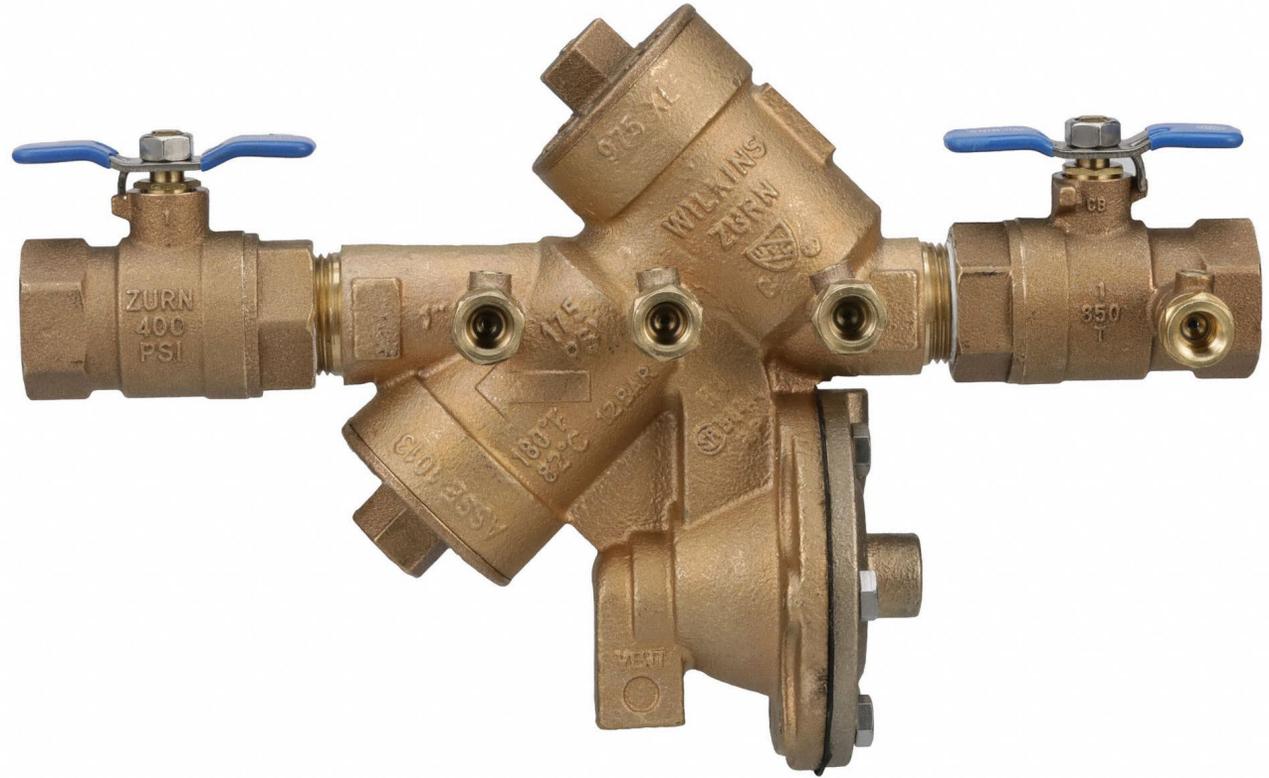
What Could Happen



How do we protect Back Siphonages?



Residential Backflow Devices



TCEQ Requirements

- *§290.44(h)(4) All backflow prevention assemblies that are required according to this section and associated table located in §290.47(f) of this title shall be tested upon installation by a licensed backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a licensed backflow prevention assembly tester.*

When we asked for clarification, TCEQ said If we determine that a backflow device needs to be installed due to a health hazard, then the device needs to be tested upon installation and annually. If a device is installed but it is not a health hazard, then it will only need to be inspected upon installation. But, TCEQ does not provide a clear, concise answer of what a health hazard is to necessitate annual testing.



Current Cibolo Ordinance

- CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS
- ARTICLE I. IN GENERAL
- Section 14-2. (xiii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION
- **603.4.2 Testing.** The premise owner or responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair, or relocation and not less than on an annual schedule thereafter or more often where required by the Building Official.
- Backflow prevention assemblies installed on a residential landscape irrigation system shall be tested by a certified backflow assembly tester at the time of installation, repair or relocation, and not less than every three years if the landscape irrigation system does not include any of the following three conditions:
 - i. Chemical feed port;
 - ii. Pumps; or
 - iii. Any portion of the irrigated area within the 100-year flood plain.
- Should any of the above conditions exist, the backflow prevention assembly must be tested by a certified backflow assembly tester on an annual schedule.



Part 3. Compliance rates and enforcement procedures among neighboring cities and water service providers



Compliance Rates

Water Service Provider	Compliance Rate with Backflow Inspection
City of Cibolo	64% (3,063 residential accounts with 66% and 168 commercial accounts with 49.6%)
City of New Braunfels	65%
City of Seguin	98.2%
Green Valley Special Utility District (GVSUD)	66%
Crystal Clear Special Utility District	87.7%
Springs Hill Special Utility District	78%



Enforcement Procedures

- Enforcement procedures for neighboring cities and water service providers includes sending letters notifying the customers when backflow inspection is due. Some service providers provide multiple notices and door hangers as well as awareness to customers to encourage compliance with the State requirement.
- Public Works staff recommendation:
 - Require testing once every 3 years for residential backflow devices and,
 - Require testing once every year for residential backflow devices in the regulatory floodplain, with pumps, or chemical feed (health hazards), and
 - Require testing once every year for commercial devices. Disconnect the service after 30 days from date of past due inspection. Once new inspection is uploaded, the service will be resumed with reconnection fee of \$25



What are we hoping to achieve?

- We want to see our water system protected from outside contaminants.
- Goals:
 1. Achieving 100% compliance with residential backflow testing requirements.
 2. Achieving 100% compliance with commercial backflow testing requirements.

NOTE:

- Backflow inspection compliance rate will be added to the Water Utilities key performance indicators (KPI) in the Performance Management Program (PMP).
- Progress will be measured on an annual basis to reflect baseline of 60% compliance (Residential vs. Commercial). The target is to reach 90% compliance, with the ultimate goal of 100%.



Part 4. Recommendation to add a backflow inspection fee charged by third-party to testing contractors



Staff Recommendation

- **Third Party Fee:** Standard charge by VEPO to update the third-party records for a passing inspection is currently \$11.5 and is charged to the testing contractor.
- **Public Water Utilities:** Water service providers have the option to add utility charge to the testing contractor to supplement the utility budget for expense related to monitoring program. Water service providers are charging anywhere from \$3.50 to \$28.50 on top of fee charged by VEPO.
- **Staff Recommendation:** City of Cibolo Public Works is recommending a \$3.50 fee be charged to the testing contractors that is collected at the time they upload a passing inspection in VEPO. **This fee will cover the City's cost related to the program.** This fee is collected by VEPO and provided to public water utility providers.



Council Direction and Feedback

1. Does Council support the City of Cibolo Public Works Department in strengthening compliance with backflow prevention testing requirements to protect the public water supply and align with State regulations?
2. What frequency of backflow inspections does Council want to require?
 - Public Works staff recommendation is to require testing once every 3 years for standard residential backflow devices, and once every year for i) commercial devices ii) residential devices in the regulatory floodplain, iii) residential devices with pumps or chemical feed.
3. Does Council support proposed enforcing procedures for residential and commercial customers?
4. Does Council support increasing the testing fee charged to testing contractors by the third-party (VEPO) to **\$15**, with **\$3.50** allocated to the Utility budget?



CASE HISTORIES OF SELECTED BACKFLOW INCIDENTS

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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34. Backflow at a Wastewater Treatment Plant

35. Backflow at a Winery

1. BACKFLOW AT AN AGRICULTURAL PREMISES

DATE OF BACKFLOW INCIDENT: June 1983

LOCATION OF BACKFLOW INCIDENT: Woodsboro, Maryland

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995
- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

In June 1983, "yellow gushy stuff" poured from some faucets in the Town of Woodsboro, Maryland. Town personnel notified the County Health Department and the State Water Supply Division. The State dispatched personnel to take water samples for analysis and placed a ban on drinking the Town's water. Firefighters warned residents not to use the water for drinking, cooking, bathing, or any other purpose except flushing toilets. The Town began flushing its water system. An investigation revealed that the powerful agricultural herbicide Paraquat had backflowed into the Town's water system.

Someone left open a gate valve between an agricultural herbicide holding tank and the Town's water system and, thus, created a cross-connection. Coincidentally, water pressure in the Town temporarily decreased due to failure of a pump in the Town's water system. The herbicide Paraquat was backsiphoned into the Town's water system. Upon restoration of pressure in the Town's water system, Paraquat flowed throughout much of the Town's water system.

Fortunately, this incident did not cause any serious illness or death. The incident did, however, create an expensive burden on the Town. Tanker trucks were used temporarily to provide potable water, and the Town flushed and sampled its water system extensively.

2. BACKFLOW AT A BEVERAGE BOTTLING PLANT

DATE OF BACKFLOW INCIDENT: December 1987

LOCATION OF BACKFLOW INCIDENT: Spokane, Washington

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On December 31, 1987, the Spokane, Washington, Water Department received complaints about air in the water and dispatched crews to the scene to flush the water mains. Upon investigation, the City Water Department discovered that a compressor at a soft drink bottling plant had injected air into the public water system.

Personnel at the bottling plant said that a potable water line into a shop area froze often during

winter and that they used compressed air to clear the line. Workers normally closed isolating valves before attempting to clear the line, but they forgot to close the valves this time. Consequently, a large amount of air was injected into the public water system surrounding the bottling plant.

The Water Department required the installation of a reduced-pressure principle backflow-prevention assembly at the bottling plant to prevent recurrence of the problem.

3. BACKFLOW AT A CAR WASH FACILITY

DATE OF BACKFLOW INCIDENT: February 1979 LOCATION OF BACKFLOW INCIDENT: Seattle, Washington SOURCE(S) OF INFORMATION:

- American Water Works Association, Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, Second Edition, 1990
- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995
- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On February 12, 1979, many residents in the Greenwood District of Seattle, Washington, began complaining about "grey-green and slippery," "muddy," or "soapy" water. One resident brought a water sample to the Seattle Water Quality Laboratory. Preliminary analysis of this sample showed that the water was contaminated with a detergent solution. The Seattle Water Department dispatched an emergency field crew to initiate flushing of hydrants in the affected area. Investigation revealed that recycled wash/rinse water at a large car wash facility had backflowed into the public water system.

On February 10, a high-pressure pump at the car wash facility broke down. This pump was used to pump recycled wash/rinse water to the initial/scrubber cycle of the car wash, which was not normally connected to the potable water system at the car wash. After the pump broke down, workers kept the car wash operating by connecting a two-inch-diameter hose between piping in the rinse cycle of the car wash, which was directly supplied with water by the car wash's potable water system, and piping in the scrubber cycle.

On February 12, the owner of the car wash facility repaired the high-pressure pump and turned it on. However, nobody removed the hose connection between the rinse-cycle piping and the scrubber-cycle piping. Unbeknown to car wash personnel, the high-pressure pump forced a large quantity of recycled wash/rinse water through the hose connection, the rinse-cycle piping, and the car wash's potable water system into the public water system. This recycled wash/rinse water was, in turn, distributed to the potable water systems of homes and commercial establishments in the surrounding area. Sometime later, a car wash employee flushed the toilet in the car wash's rest room and noticed brown soapy water in the toilet bowl. Car wash personnel quickly realized that they had created a cross-connection and removed the hose between the rinse-cycle piping and the scrubber-cycle piping.

After finding the source of the soapy water problem, the City Water Department conducted water main flushing to intercept and limit the scope of the contamination. Because of its prompt response, the City Water Department confined the contamination to an eight-block area. Nevertheless, the City Water Department delivered a public notification statement to six radio and television stations. Two people in the contaminated area reported illness after drinking the water, but investigations by the Seattle-King County Health Department epidemiologist were unable to authenticate either report. The City Water Department ordered the owner of the car wash facility to install a reduced-pressure principle backflow-prevention assembly in the potable water service connection to the car wash. The owner complied within 24 hours.

4. BACKFLOW AT A CHEMICAL PLANT

DATE OF BACKFLOW INCIDENT: October 1986

LOCATION OF BACKFLOW INCIDENT: Lacey's Chapel, Alabama

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995
- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On Wednesday, October 8, 1986, an eight-inch-diameter water main of the Bessemer Water Service broke in Lacey's Chapel, Alabama. While repairing the water main, one Bessemer Water Service worker suffered leg burns from an unidentified chemical and required medical treatment.

Wednesday night and early Thursday, the Bessemer Water Service received several complaints from the area of Lacey's Chapel served by the broken water main. Some residents complained of burned throats or mouths after drinking the water. Tiny red blisters covered one resident's body after he got out of the shower on Thursday morning. He and several other residents received medical treatment at the emergency room of the local hospital. The Bessemer Water Service shut down water service to the area at 7:00 A.M. on Thursday and initiated an investigation. Sodium hydroxide, a caustic chemical, had backflowed into the public water system from a nearby chemical plant.

The chemical plant distributed chemicals such as sodium hydroxide. Sodium hydroxide was brought to the plant as a liquid in bulk tanker trucks and was transferred to a holding tank and then pumped into 55-gallon drums. When the water main broke on Wednesday, a truck driver was adding water to a tanker truck that had carried sodium hydroxide. On this occasion, the driver was filling the tanker from a connection at the bottom of the tanker. Consequently, the sodium hydroxide in the tanker was backsiphoned into the public water system when the water main broke.

About 60 homes in the area of the broken water main received contaminated water.

Measurements of pH were as high as 13 in some homes. The Bessemer Water Service flushed water mains, and health officials made sure that all plumbing was flushed. There was no backflow preventer at the water service connection to the chemical plant. The Bessemer Water Service did not have a cross-connection control program although State regulations required public water systems to have such a program.

5. BACKFLOW AT A CLINIC

DATE OF BACKFLOW INCIDENT: November 1993

LOCATION OF BACKFLOW INCIDENT: Wilson, North Carolina

SOURCE(S) OF INFORMATION:

- Drinking Water & Backflow Prevention, Volume 11 Number 2 (February 1994)
- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On November 17, 1993, the Wilson, North Carolina, Water Distribution Division received a complaint from a clinic. The clinic was complaining about a strange, bitter taste and strong chemical odor to its water. Upon investigation, the City Water Distribution Division discovered that chemicals from a mixer used in x-ray development had backflowed into the clinic's potable water system.

A chemical mixer used in x-ray development at the clinic combined water with chemicals-- developer and fixer. Water was added to the mixer using a garden hose connected to a hose bibb. Someone submerged the end of this garden hose in the mixer and, thus, created an indirect cross-connection. A hose bibb vacuum breaker was not in place on the hose bibb as required by code, although such a device had been in place when the local building department issued the final certificate of occupancy for the clinic.

On November 15, 1993, City Water Distribution Division personnel, working with a utility contractor, cut a section from the eight-inch-diameter water main in front of the clinic to replace a leaking tapping sleeve with a tee. They did this work during evening hours because the clinic would lose water service temporarily. While this work was being done, a negative pressure apparently developed in the water supply piping to or in the clinic. As a result, the chemicals in the mixer were backsiphoned through the garden hose mentioned above and into the clinic's potable water system.

6. BACKFLOW AT A DAIRY

DATE OF BACKFLOW INCIDENT: September 1979

LOCATION OF BACKFLOW INCIDENT: Portland, Oregon

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow

Incidents, Fourth Edition, 1995

CASE HISTORY

On September 18, 1979, a concrete plant in Portland, Oregon, reported foamy water at the plant. The Portland Water Bureau took water samples at the plant and at three fire hydrants in the area. All but one of these samples showed the presence of a foaming agent. Accordingly, the City Water Bureau dispatched crews to flush water mains in the area. After investigation, the City Water Bureau concluded that a detergent solution at a dairy had backflowed into the public water system.

City Water Bureau personnel suspected that the dairy was the source of the foaming agent because a detergent solution had backflowed from the dairy in 1970. The dairy had installed a reduced-pressure principle backflow-prevention assembly in each of its two water service connections in 1971. Each of these assemblies had passed its last annual performance test in February 1979. However, performance tests of the assemblies in response to the September 18 incident showed that both assemblies were in poor condition. Indeed, one assembly completely failed this latest performance test.

Technicians repaired both of the dairy's reduced-pressure backflow-prevention assemblies by replacing the disks, the gaskets, and all worn parts in these assemblies.

7. BACKFLOW AT A DENTAL OFFICE

DATE OF BACKFLOW INCIDENT: November 1990

LOCATION OF BACKFLOW INCIDENT: Kansas

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

Several residents in a community in central Kansas were experiencing air in their water.

Employees of the water department traced the source to a dental office.

An air compressor at the dental office supplied air at 80 psig to dental equipment. The water pressure in the public water system varied from 40 to 45 psig. A solenoid valve that isolated the air supply from the potable water system malfunctioned. Consequently, the air compressor was trying to keep 80 psig of air in the entire public water system.

The water department required the dentist to install a reduced-pressure principle backflow-prevention assembly at the water service connection to the dental office.

8. BACKFLOW AT A FILMING LOCATION WHERE WATER IS USED FOR SPECIAL EFFECTS

DATE OF BACKFLOW INCIDENT: October 1994

LOCATION OF BACKFLOW INCIDENT: Los Angeles, California

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow

Incidents, Fourth Edition, 1995

CASE HISTORY

In October 1994, a film company was filming at a ranch in Los Angeles, California. In the scene that the company was filming, it was snowing. The film crew was spraying artificial snow from a pressurized 55-gallon tank of Macrojet I Concentrate. The truck that furnished water for generation of the artificial snow failed to work properly. Therefore, a special effects person connected a garden hose between the tank of Macrojet I Concentrate and a hose bibb at the ranch. When the special effects person opened the hose bibb, the pressure in the tank forced the chemical through the ranch's potable water system into California-American's public water system. Approximately 30 gallons of chemical solution backflowed into the public water system. Residents on the same cull-de-sac as the ranch began calling California-American and complaining about brown soapy water coming from their faucets. California-American employees instructed the consumers to flush both hot and cold water through their faucets until the water ran clear. Meanwhile, California-American flushed its system for several hours until the water ran clear and supplied bottled water to the homes in the area. The water company continued flushing its system for several more hours during the next day until the water was safe to drink.

Filming companies often used this ranch for filming, and California-American wanted to avert future problems. Consequently, California-American required the ranch owner to install a reduced-pressure principle backflow-prevention assembly on the water service connection to the ranch.

9. BACKFLOW AT A FILM LABORATORY

DATE OF BACKFLOW INCIDENT: October 1978

LOCATION OF BACKFLOW INCIDENT: U.S. Navy ship at sea

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

Between July 21 and 31, 1977, 544 crew members aboard a large U.S. Navy ship developed gastrointestinal disease. The illness was characterized by the acute onset of nausea, vomiting, abdominal cramps, and diarrhea lasting for 12 to 36 hours.

On the morning of July 28, 301 crew members from four units with the highest rate of illness were interviewed. Of these 301 crew members, 55 had been sick within the past seven days. Interview responses showed that sick crew members were much more likely to have drunk water while the ship was at sea.

On July 19, two days before the onset of the outbreak, a chilled drinking water system in the forward part of the ship had been used for the first time in more than a year. Because the time relationship seemed to implicate this water system, it was shut down on July 28. Subsequently, investigators learned that photo developer solution had backflowed into this water system.

The chilled water system in the forward part of the ship supplied water to a 40-gallon tank via a rubber hose. Photo developer solution was mixed in this tank and then used in automatic photo developing machines on the ship. The rubber hose was submerged in the tank, creating an indirect cross-connection and allowing the photo developer solution to be backsiphoned into the chilled water system.

10. BACKFLOW AT A FIRE PROTECTION SYSTEM

DATE OF BACKFLOW INCIDENT: June 1979

LOCATION OF BACKFLOW INCIDENT: Meridian, Idaho

SOURCE(S) OF INFORMATION:

- American Water Works Association, Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, Second Edition, 1990
- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On June 18, 1979, residents in the City of Meridian, Idaho, complained that their water had an odor and taste of onions. At this time, the City was routinely flushing fire hydrants in the area of the complaints. The City could not see a consistent pattern to the odor or the complaints.

By isolating portions of the water system and conducting a premises- by-premises inspection, the City narrowed the source of the odor to one area containing a supermarket, a car wash, and a church printing firm. When the City flushed the nearest fire hydrant, the odor became very strong. Inspection revealed that an alarm check valve on a fire sprinkler system in the supermarket was leaking and allowing stagnant water to backflow from the sprinkler system into the public water system.

When the pressure in the public water system was reduced during fire hydrant flushing, the alarm check valve on the fire sprinkler system at the supermarket would leak, but the check valve would not open enough to set off the alarm. The City turned off water service to the supermarket fire sprinkler system, and the odor and taste problem did not occur during hydrant flushing.

Analysis of water samples taken from the supermarket fire sprinkler system showed *Clonothrix fusa* and *Zoogleora ramigera* bacteria in sufficient concentration to cause the onion odor and taste problem.

11. BACKFLOW AT A GAS STORAGE FACILITY

DATE OF BACKFLOW INCIDENT: August 1982

LOCATION OF BACKFLOW INCIDENT: Connecticut

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

In August 1982, residents in a Connecticut town reported hissing, bubbling noises coming from washing machines, sinks, and toilets. Faucets sputtered out small streams of water mixed with gas. Propane gas had backflowed into the town's public water system. Local firefighters and other officials asked hundreds of residents to evacuate their homes and businesses.

The town provided water to a propane storage facility in the area. Water was furnished to the facility for both domestic use and fire protection and entered the facility through a single eight-inch-diameter service connection. The facility included 26 subsurface 30,000-gallon liquid propane storage tanks.

On the day of the backflow incident, workers needed to repair a storage tank at the propane storage facility. Before repairing the tank, workers had to purge the tank of residual propane. There are two common methods for purging liquid propane storage tanks. One method is to use an inert gas such as carbon dioxide. The other method is to use water. The use of water is the preferred method because it is a more positive method and will float out any sludge as well as gas vapors. Accordingly, workers attempted to purge the tank using water in this case. They connected a hose to the tank from one of the two fire hydrants at the facility. Unfortunately, the pressure in the propane tank was about 85 to 90 psig, while the pressure in the town's public water system was about 65 to 70 psig. Consequently, propane gas backflowed into the town's public water system. It was estimated that about 2,000 cubic feet of gas flowed into the water system over a period of about 20 minutes. This is enough gas to fill approximately one mile of eight-inch-diameter water main.

Fires were reported at two houses, and fire gutted one of these houses. At another house, a washing machine exploded. Police, propane company workers, and town water works personnel, however, limited damage and injuries by quickly sealing off the affected area. The town flushed fire hydrants and individual building plumbing systems and monitored for gas. The propane company promptly instituted revised propane tank purging procedures at its storage facility.

12. BACKFLOW AT A GAS TANK MAINTENANCE FACILITY

DATE OF BACKFLOW INCIDENT: March 1989

LOCATION OF BACKFLOW INCIDENT: Fordyce, Arkansas

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

In March 1989, propane gas backflowed into the public water system in Fordyce, Arkansas. Explosions and subsequent fires destroyed two houses and seriously damaged a local business. Three people in separate buildings were injured when explosions occurred after they flushed toilets. Investigation revealed that the gas had backflowed through a cross-connection between

the public water system and a railroad tank car.

A nearby company cleaned and refurbished railroad cars and routinely worked on tank cars that carried propane, methane, or ammonia. When workers found propane in a tank car, they bled the gas off through a tower and burned the gas. Then the workers injected steam, water, and air into the tank car to clean it. Apparently, workers accidentally connected a water hose between the company's potable water system and a railroad tank car still containing pressurized propane. The pressure in the tank car was greater than the pressure in the City's potable water system and, thus, forced propane gas into the water system.

13. BACKFLOW AT A HOSPITAL / AUTOPSY FACILITY

DATE OF BACKFLOW INCIDENT: December 1964

LOCATION OF BACKFLOW INCIDENT: Michigan

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

For some time, nurses at a Michigan hospital complained about rusty water coming from a hospital drinking fountain. When maintenance personnel finally looked into the matter, they discovered it was actually blood that the nurses were encountering at the drinking fountain. This blood had backflowed into the hospital's potable water system from an autopsy table. Hospital autopsy tables have a sump to collect blood and washing from the autopsy procedure. These tables also have a hose-spray unit for washing off organs, etc. On an autopsy table at the Michigan hospital, there was no hook to hang up the hose-spray unit, so pathologists placed the unit in the table sump when they were not using it. There also was no vacuum breaker in the water supply line to the hose-spray unit on this table, and the hospital had severe backsiphonage problems. Therefore, blood and other washing from the autopsy table were sucked into the hospital's potable water system. The drinking fountain where the nurses were encountering the blood was about two doors from the autopsy room.

14. BACKFLOW AT AN INDUSTRIAL FACILITY WHERE A CHEMICAL IS USED IN PROCESSING A PRODUCT

DATE OF BACKFLOW INCIDENT: May 1988

LOCATION OF BACKFLOW INCIDENT: Edgewater, Florida

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On Friday, April 29, 1988, it was reported that the potable water system at a paint factory in the City of Edgewater, Florida, had been contaminated by a chemical, propylene glycol. The

contamination had actually occurred Thursday afternoon but was not reported until Friday afternoon. The production manager at the factory thought the chemical contaminant was confined to the factory's potable water system. He had shut off the factory's water service connection to the City's public water system and had flushed the factory's potable water system. The Florida Department of Environmental Regulation ordered a ban on water usage throughout the City as a precaution, and the City notified its 5,700 water customers not to use tap water for drinking, cooking, or bathing.

The paint factory used propylene glycol to keep paint from breaking down after exposure to weather. The contamination occurred when a valve at the factory malfunctioned causing the chemical to flow into the factory's potable water system.

Propylene glycol can irritate the eyes and skin upon contact. Although it is relatively nontoxic, it can cause heart and urological damage if consumed in large doses. Analysis of samples collected Friday from the City's potable water system did not show the presence of propylene glycol. No one sought medical aid from the local hospitals for an illness related to the consumption of contaminated water.

The City ordered that a double check valve backflow-prevention assembly be installed at the water service connection to the paint factory.

15. BACKFLOW AT AN INDUSTRIAL FACILITY WITH A PROCESS WATER SYSTEM

DATE OF BACKFLOW INCIDENT: 1992

LOCATION OF BACKFLOW INCIDENT: Edmonton, Alberta, Canada

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

In 1992, a plastics manufacturing plant in Edmonton, Alberta, telephoned the City Water Department complaining about sudsy water in their hot and cold water lines. An investigation revealed that plant process water had backflowed into the plant's potable water system. To prime a process water pump at the plant, workers connected a hose between the pump and a potable water hose bibb. A vacuum breaker was originally installed at this hose bibb when the plant was constructed. However, workers considered the vacuum breaker to be a nuisance because it sprayed water every time they turned on the process water pump. Therefore, they removed the vacuum breaker and connected the priming hose directly to the hose bibb. This solved the water spraying problem but created a direct cross-connection. The process water pump produced a pressure greater than the pressure in the City's public water system and forced process water, containing potassium hydroxide and calsolene oil, back through the priming hose and into the plant's potable water system.

Workers that were drinking water during the day of the backflow incident complained about raw throats. But, fortunately, no one became seriously ill.

16. BACKFLOW AT A LABORATORY

DATE OF BACKFLOW INCIDENT: October 1989

LOCATION OF BACKFLOW INCIDENT: Edmonton, Alberta, Canada

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On October 25, 1989, staff at the laboratory and offices of a research facility in Edmonton, Alberta, noticed a smell coming from the hot water at the facility. A growth nutrient for microorganisms had backflowed from the laboratory into the facility's domestic hot water system.

Laboratory personnel were injecting a soupy, nontoxic fluid used as a growth nutrient into a fermenting vessel. Hot water, used for dilution, was directly cross-connected to this vessel. Because the injection pressure was greater than the pressure in the domestic hot water system, as much as 150 liters of the growth nutrient backflowed into the domestic hot water system. Although the growth nutrient itself was not considered a health risk, the growth nutrient could have promoted the growth of any bacteria in the potable water system. Thus, the potable water system at the facility was chlorinated and flushed.

17. BACKFLOW AT A MORTUARY

DATE OF BACKFLOW INCIDENT: ?

LOCATION OF BACKFLOW INCIDENT: ?

SOURCE(S) OF INFORMATION:

- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989

CASE HISTORY

The chief plumbing inspector in a large southern city received a telephone call advising that blood was coming from drinking fountains at a mortuary (i.e., a funeral home). Plumbing and health inspectors went to the scene and found evidence that blood had been circulating in the potable water system within the funeral home. They immediately ordered the funeral home cut off from the public water system at the meter. City water and plumbing officials did not think that the water contamination problem had spread beyond the funeral home, but they sent inspectors into the neighborhood to check for possible contamination. Investigation revealed that blood had backflowed through a hydraulic aspirator into the potable water system at the funeral home.

The funeral home had been using a hydraulic aspirator to drain fluids from bodies as part of the embalming process. The aspirator was directly connected to a faucet at a sink in the embalming room. Water flow through the aspirator created suction used to draw body fluids through a needle and hose attached to the aspirator. When funeral home personnel used the aspirator during a period of low water pressure, the potable water system at the funeral home >became

contaminated. Instead of body fluids flowing into the wastewater system, they were drawn in the opposite direction--into the potable water system.

18. BACKFLOW AT A PACKING HOUSE

DATE OF BACKFLOW INCIDENT: October 1979

LOCATION OF BACKFLOW INCIDENT: Marshalltown, Iowa

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

In October 1979, \$2,000,000 worth of pork was contaminated at a Swift and Company packing house in Marshalltown, Iowa. The meat became contaminated when employees unknowingly sprayed nonpotable water on hog carcasses during the normal cleaning process. Food safety and quality service officials concluded that a cross-connection had been created between the potable water system and the nonpotable water lines in the packing house. This cross-connection allowed wastewater from the kill floor and water used to deodorize rendering operations to get into the potable water system.

The packing house was shut down for a long time while officials searched for the cause of the contamination, monitored decontamination and sterilization procedures, and decided what to do with the contaminated pork. Swift and Company reportedly spent more than \$3,000,000 because of the problem, and 200 people were unemployed while the packing house was shut down.

19. BACKFLOW AT A PAPER PRODUCT PLANT

DATE OF BACKFLOW INCIDENT: November 1987

LOCATION OF BACKFLOW INCIDENT: Burnaby, British Columbia, Canada

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On November 2, 1987, a break occurred in a municipal water main supplying water to industrial properties in the City of Burnaby, British Columbia. While the City was repairing the broken water main, dirty water discharged from the main into the excavation though isolating valves on the main were closed. Upon investigation, the City determined that the dirty water was coming from a paperboard plant along the Fraser River. The plant's only source of potable water was the municipal water main that was disrupted during the main repair. Hence, the City realized that the plant must have an auxiliary water supply and that water was backflowing from the plant's auxiliary water supply into the municipal water system.

The paperboard plant was maintaining two water systems. One system was a combined fire, industrial, and domestic system supplied with potable water from the municipal water system. The other system was a process system supplied with water from the Fraser River. To keep the plant in operation after the municipal water main break, plant workers connected a fire hose between the two systems. Consequently, river water was pumped through the plant's combined fire, industrial, and domestic water system into the municipal water system. The City ordered personnel at the paperboard plant to remove the fire hose cross-connection, flush and disinfect the plant's domestic water system, and install a reduced-pressure principle backflow-prevention assembly at the plant's service connection from the municipal water system. City workers flushed and disinfected the municipal water main contaminated by the backflowing river water.

20. BACKFLOW AT A PEST CONTROL COMPANY

DATE OF BACKFLOW INCIDENT: June 1987

LOCATION OF BACKFLOW INCIDENT: Fair Lawn and Hawthorne, New Jersey

SOURCE(S) OF INFORMATION:

- Drinking Water & Backflow Prevention, Volume 5 Number 3 (March 1988)
- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995
- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On June 24, 1987, a construction crew inadvertently broke a water main while widening a bridge in New Jersey. Several hours after the water main was repaired, a customer called the water department to complain that the water was milky and smelled bad. Pesticides had backflowed into the public water system.

The backflow incident happened at the time the bridge construction crew broke the water main. Because of the water main break, a siphoning action occurred in the water mains. Concurrently, a pest control company employee was rinsing a tank that contained a weak solution of the pesticides heptachlor and chlordane. The hose that the employee was using had the pesticide Dursban on it. One to three gallons of the pesticides were sucked through the pest control company's potable water system and into the public water system.

Several people drank, and watered their gardens with, the contaminated water. Fortunately, however, there were no immediate illnesses or injuries. After receiving the complaint about milky and bad smelling water, the water department immediately shut off the water supply to the 63 customers affected by the water main break and notified them not to drink the water or use it to cook, bathe, or wash clothes.

The 63 homes and businesses went without usable water service for several days while affected water mains and plumbing were flushed and disinfected. A tank truck provided potable water for drinking and cooking. Shower facilities at the local public high school and middle school were made available for use by affected residents. Because the pesticides stuck to piping, the plumbing at nine locations had to be replaced. At all other locations, analysis of water samples

showed that the pesticides were not detectable.

The pest control company assumed responsibility for the backflow incident and paid for the necessary replacement of plumbing. Nevertheless, 21 homeowners sued the pest control company for \$21,000,000. They claimed that the pest control company irreparably damaged plumbing fixtures, that residents continue to suffer physical injury, and that residents have been subjected to mental distress, inconvenience, and loss of property. In addition, the homeowners asked the pest control company to pay medical expenses incurred because of the incident and to maintain a health surveillance program for affected residents.

The water department ordered the pest control company to cease operating until a backflow preventer was installed at the water service connection to the pest control company. Following installation of a backflow preventer, the pest control company resumed operating.

21. BACKFLOW AT A PLATING PLANT

DATE OF BACKFLOW INCIDENT: June 1987

LOCATION OF BACKFLOW INCIDENT: Kitchener, Ontario, Canada

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On June 14, 1987, the employees at an electroplating plant in Kitchener, Ontario, noticed that the water from a plant drinking fountain "looked like Kool-Aid" and had a metallic taste. By June 19, 29 workers reported being exposed to nickel contamination. Eleven workers were in the hospital, and six workers were under observation by a family doctor.

The nickel most likely entered the plant's potable water system by backsiphonage through a submerged inlet to a plating rinse tank. On June 14, the plant shut down its potable water system for repair work. There was no backflow preventer in the potable water line supplying the plating rinse tank.

22. BACKFLOW AT A POULTRY FARM

DATE OF BACKFLOW INCIDENT: June 1991

LOCATION OF BACKFLOW INCIDENT: Casa, Arkansas

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

During the week of June 23, 1991, residents near a poultry farm in Casa, Arkansas, became concerned when their water appeared discolored. In response to complaints from one water customer, it was discovered that the public water system had been contaminated by backflow

from a chicken house at the poultry farm.

Both the public water system and an auxiliary water well supplied water to the plumbing in the chicken house. The water service connection from the public water system to the chicken house included two single check valves in series for backflow prevention. Workers were using the water in the chicken house to administer an antibiotic solution to the chickens.

When the Casa water system manager became aware of the problem, the manager shut off water service to the chicken house and flushed the public water main serving the area. He later removed the water meter serving the chicken house until a proper backflow preventer could be installed.

The feeding of antibiotic solutions and live virus vaccines into water to treat and immunize chickens is a popular practice at poultry farms. Such antibiotic solutions could cause severe adverse effects in humans who are hypersensitive to the drugs, and most of the virus vaccines used to immunize chickens are pathogenic to humans.

Therefore, poultry farms should be considered a significant health hazard to public water systems, and a reduced-pressure principle backflow-prevention assembly should be installed at the water service connection to each poultry farm.

23. BACKFLOW AT A PREMISES WHERE THE CONSUMER'S POTABLE WATER SYSTEM SUPPLIES A COOLING SYSTEM

DATE OF BACKFLOW INCIDENT: July 1989

LOCATION OF BACKFLOW INCIDENT: Cincinnati, Ohio

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On July 27, 1989, the Health Commissioner's office in Cincinnati, Ohio, received reports of blue water in a government office building. An investigation found that an algae-retarding chemical had backflowed into the building's potable water system from the building's air conditioning system.

A blue liquid known as Acid Blue 9 was being used to prevent algae in the condenser of the government building's air conditioning system. A cross-connection existed between the building's air conditioning system and the building's potable water system. Backflow of the algae-retarding chemical occurred while crews were working on the air conditioning system. The backflow incident apparently caused 12 illnesses. The Health Commissioner stated that anyone who drank from the drinking fountains in the building on July 27 or 28 could become ill with diarrhea or vomiting, especially after drinking alcoholic beverages.

24. BACKFLOW AT A PREMISES WHERE THE CONSUMER'S POTABLE WATER SYSTEM SUPPLIES A HEAT EXCHANGER

DATE OF BACKFLOW INCIDENT: February 1984

LOCATION OF BACKFLOW INCIDENT: Riverbend, Oregon

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On February 13, 1984, the Oregon Health Division received a call from a resident of a mobile home park in Riverbend, Oregon. The resident described his water as having an oily substance mixed with it. When a representative of the Oregon Health division visited the home on February 15, there were no visible impurities in the home's tap water. However, the homeowner had saved a sample of the oily water. The sample was cloudy white with a layer of yellow oil floating on the surface.

Evidence suggested that the problem was isolated to the individual home. Because only the hot water tap had produced the oily water, the home's hot water tank was drained to observe its contents. A slight oily film was present on the surface of the water from the tank. The home had a solar hot water heating system, and the homeowner stated that the system had not been operating properly. Thus, the Oregon Health Division representative concluded that the solar hot water heating system was the probable source of the water contamination.

On February 17, an employee of a local heating company inspected the home's solar hot water heating system. The system used dichlorofluoromethane gas as the heat transfer medium and had a single-wall heat exchanger. Mineral oils were also used in the system. The piping used for circulating the gas heat transfer medium was filled with water. Apparently, the single wall separating the heat transfer medium from the domestic hot water in the heat exchanger had begun to leak and had created a cross-connection between the heat transfer medium circulating system and the domestic hot water system.

Dichlorofluoromethane is not considered toxic. However, any chlorinated compound is be suspect from a health standpoint. Also, the public water system had no assurance that this solar hot water heating system would not be altered in the future to utilize a toxic heat transfer medium.

25. BACKFLOW AT A PREMISES WHERE THE CONSUMER'S POTABLE WATER SYSTEM SUPPLIES AN IRRIGATION PIPING SYSTEM

DATE OF BACKFLOW INCIDENT: October 1991 LOCATION OF BACKFLOW INCIDENT: Southgate, Michigan SOURCE(S) OF INFORMATION: - Drinking Water & Backflow Prevention, Volume 9 Number 6 (June 1992)

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On October 1, 1991, two homeowners in the City of Southgate, Michigan, found parasitic worms, or nematodes, in their water. One homeowner found the worms swimming around in his bathtub when he started filling the tub for his child. He also found rust and other debris in

his water. The Wayne County Health Department determined that water had backflowed through a residential irrigation system into the public water system.

An atmospheric vacuum breaker on the residential irrigation system had malfunctioned because the device's air inlet valve had stuck to the device's air inlet port. There was a water main break, which caused a vacuum in the public water system. The vacuum in the public water system sucked some water--and some nematodes--from the irrigation system into the public water system.

Crews from the City's Department of Public Services opened fire hydrants and flushed all the water mains located three blocks north and south of where the backflow incident occurred. Analysis of subsequent water samples collected by the Department of Public Services showed no detectable coliform bacteria.

The County cited the owner of the irrigation system for improper installation of the system. The contractor that this resident employed to install the irrigation system did not have a City permit and used a "cheap" atmospheric vacuum breaker.

26. BACKFLOW AT A PREMISES WHERE THE CONSUMER'S POTABLE WATER SYSTEM SUPPLIES A SPACE HEATING HOT-WATER BOILER

DATE OF BACKFLOW INCIDENT: January 1990

LOCATION OF BACKFLOW INCIDENT: Brighton, Colorado

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On January 30, 1990, authorities closed Overland Middle School in Brighton, Colorado, after an antifreeze-like chemical was found in the school's potable water system. They sent nine students complaining of flu-like symptoms to an area hospital for treatment. The hospital released the students after treating them for ethylene glycol poisoning. Ethylene glycol had backflowed into the school's potable water system from the school's hot-water heating system. During a routine maintenance check of the Overland Middle School's hot-water heating boiler, maintenance workers left open a valve on the potable water line feeding the boiler. This allowed boiler water containing the antifreeze ethylene glycol to backflow into the school's potable water system. There was no backflow preventer on the feed line to the boiler. The Overland Middle School was closed for an additional day while workers flushed the potable water piping at the school and "repaired the hot-water heating system leak." Presumably workers installed a proper backflow preventer in the potable water line feeding the hot-water heating boiler.

27. BACKFLOW AT A PREMISES WITH AN AUXILIARY WATER SYSTEM

DATE OF BACKFLOW INCIDENT: July 1993

LOCATION OF BACKFLOW INCIDENT: Coos Bay, Oregon

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

The occupants of a house in Coos Bay, Oregon, installed an auxiliary water system that consisted of irrigation piping supplied by water pumped from a drainage pond. The water in this pond was probably highly contaminated because it flowed from a fill area previously used for septage disposal. Eventually, the pump at the drainage pond failed. While the pump was at a repair shop, the wife noticed that the lawn needed watering, so she connected a hose from the house's potable water system to the irrigation piping. The husband returned with the repaired pump, installed it, and turned it on. The pump forced pond water through the hose connection, through the house's potable water system, and into the public water system.

Fortunately, a water meter reader was at the house at the time the water from the drainage pond was pumped into the public water system. The meter reader notified his office, and water system personnel isolated the contaminated portion of the public water system.

28. BACKFLOW AT A PREMISES WITH A RECLAIMED WATER SYSTEM

DATE OF BACKFLOW INCIDENT: September 1996

LOCATION OF BACKFLOW INCIDENT: Hillsborough County, Florida

SOURCE(S) OF INFORMATION:

- Hillsborough County Water Department

CASE HISTORY

On September 18, 1996, a meter reader with the Hillsborough County Water Department noticed that the water meter at a home in northwest Hillsborough County was registering backwards. A cross-connection had been created between the potable and reclaimed water systems at this premises, and reclaimed water was backflowing into the public potable water system.

Apparently, the County's reclaimed water service connection to this residential premises had recently been hooked up to an existing irrigation system at the premises. The irrigation system, which was previously supplied with water from the home's potable water system, was not disconnected from the home's potable water system. Furthermore, a backflow preventer was not installed at the County's potable water service connection to the premises. The County Water Department estimated that about 50,000 gallons of reclaimed water backflowed into the public potable water system.

After discovering the cross-connection, County Water Department personnel immediately shut off reclaimed water service to the residential premises where the cross-connection was found and notified the County Health Department of the cross-connection. County Water Department personnel then began flushing potable water mains in the area and advised the owner of the premises where the cross-connection was found to flush all water outlets at the premises.

Based upon analysis of water samples collected by its Environmental Laboratory staff, the County Water Department reckoned that the cross-connection's impact was limited to that portion of the public potable water system within 1,000 feet of the cross-connection. On September 19, the owner of the residential premises where the cross-connection was found hired a plumber to eliminate the cross-connection.

29. BACKFLOW AT A REFINERY

DATE OF BACKFLOW INCIDENT: May 1979

LOCATION OF BACKFLOW INCIDENT: Winnipeg, Manitoba, Canada

SOURCE(S) OF INFORMATION:

- American Water Works Association, Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, Second Edition, 1990

CASE HISTORY

On May 25, 1979, personnel at a local refinery in Winnipeg, Manitoba, called the City because the drinking water at the refinery had an oily, gasoline-type odor. The City took a water sample, and a test of this sample showed a hydrocarbon in the water. It was determined that a backflow had occurred in the refinery's laboratory.

30. BACKFLOW AT A SHIPYARD

DATE OF BACKFLOW INCIDENT: January 1981

LOCATION OF BACKFLOW INCIDENT: Norfolk, Virginia

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

- U.S. Environmental Protection Agency, Cross-Connection Control Manual, 1989

- Watts Industries, Inc.; Watts Regulator News/Stop Backflow

CASE HISTORY

On January 29, 1981, a nationally known fast food restaurant in the City of Norfolk, Virginia, complained to the City Water Department that all their drinks were being rejected by customers because the drinks tasted salty. The City Water Department inspected all potable water lines at the restaurant for cross-connections but found none. Then the City Water Department checked with adjacent customers and received another salty water complaint from a shipyard. The same water main lateral served both the restaurant and the shipyard. City Water Department personnel promptly conducted an inspection of the shipyard and discovered that sea water had backflowed into the City's public water system.

The shipyard had a high-pressure fire protection system supplied by sea water. The sea water was delivered by both electric and diesel pumps, which were primed by using a potable water line connected directly to the high-pressure fire protection system. Workers left this priming line open. Thus, while the electric pumps were trying to maintain high pressure in the fire

protection system, they were pumping sea water back through the priming line and into the City's public water system. A backflow preventer had been previously installed at the water service connection to the shipyard. However, the backflow preventer froze and burst earlier in the winter and was removed and replaced with a spool piece to maintain potable water service to the shipyard.

To correct the problem, the potable water priming line to the fire protection system pumps was removed. Also, a new backflow preventer was installed at the water service connection to the shipyard. Heat tape was wrapped around the new backflow preventer to prevent freezing of the backflow preventer.

31. BACKFLOW AT A TEMPORARY WATER LOADING STATION

DATE OF BACKFLOW INCIDENT: November 1976

LOCATION OF BACKFLOW INCIDENT: Wenatchee, Washington

SOURCE(S) OF INFORMATION:

- American Water Works Association, Opflow, May 1977

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

In November 1976, approximately 300 gallons of liquid containing 1.2 pounds of the pesticide Endrin was backsiphoned from a pesticide applicator's truck into a small public water system serving 21 residents near Wenatchee, Washington. Endrin is a very toxic chlorinated hydrocarbon applied to orchards in late fall to control mice.

This incident occurred when, by coincidence, three applicators were filling their trucks from three separate hydrants on a water main connecting the public water system's well to a storage tank. The storage tank was about ¼ mile away from, and about 200 feet above, the well. The withdrawal of water to fill two trucks at the lower end of the water main (near the well) created a negative pressure in the higher end of the water main (near the storage tank), and the contents of the truck at the higher end of the water main were backsiphoned into the public water system.

The public water system did not employ a full-time operator. Consequently, the contamination problem went undetected and unreported until two days after the incident. During that time, several families drank, and bathed in, the contaminated water. Fortunately, the chemical was greatly diluted in its passage through the storage tank, and therefore, no illnesses were reported.

When the State was notified of the contamination problem, it ordered the public water system to shut down, advised consumers of the situation, and initiated a sampling program. Initial samples showed 130 parts per billion of Endrin in the water. The system drained and scrubbed its storage tank and flushed.

32. BACKFLOW AT A TIRE RETREADING PLANT

DATE OF BACKFLOW INCIDENT: March 1988

LOCATION OF BACKFLOW INCIDENT: Eugene, Oregon

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

On March 31, 1988, superheated water from a boiler in a tire retreading plant in Eugene, Oregon, backflowed into the plant's potable water system. The hot water, which contained an unidentified boiler treatment compound, broke (i.e., melted) the two-inch-diameter PVC water service pipe to the plant and damaged the City's water main.

An unapproved backflow device consisting of two single check valves was installed in the potable water feed line to the boiler at the tire retreading plant. Both check valves failed. There was no backflow preventer at the service connection to the plant.

The water utility ordered the immediate installation of a reduced-pressure principle backflow-prevention assembly at the water service connection to the tire retreading plant.

33. BACKFLOW AT A VETERINARY OFFICE

DATE OF BACKFLOW INCIDENT: June 1983

LOCATION OF BACKFLOW INCIDENT: Calgary, Alberta, Canada

SOURCE(S) OF INFORMATION:

- American Water Works Association, Recommended Practice for Backflow Prevention and Cross-Connection > Control, AWWA Manual M14, Second Edition, 1990

CASE HISTORY

On June 23, 1983, the City of Calgary, Alberta, received complaints from several homes about poor tasting water flowing from their taps. The City had its waterworks division collect water samples and forward them to a laboratory for analysis. Analyses showed high plate counts in some samples and detectable traces of Escherichia coli in one sample. As a result, the City had its water works division immediately begin flushing water mains in the area and dispatched plumbing inspectors to find out if a cross-connection was responsible for the detection of Escherichia coli. After water mains in the area were flushed for several hours, the City collected new water samples. Analyses of these samples showed lower plate counts, but Escherichia coli was still detectable in the samples. After a 32-hour investigation of premises within the area, plumbing inspectors found several cross-connections at a veterinary office.

The City ordered the installation of backflow-prevention assemblies at the veterinary office.

Analyses of water samples collected after installation of the assemblies showed no evidence of water contamination.

34. BACKFLOW AT A WASTEWATER TREATMENT PLANT

DATE OF BACKFLOW INCIDENT: December 1983

LOCATION OF BACKFLOW INCIDENT: San Antonio, Texas

SOURCE(S) OF INFORMATION:

- American Water Works Association, Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, Second Edition, 1990

CASE HISTORY

In December 1983, effluent from a wastewater treatment plant in San Antonio, Texas, backflowed into the potable water system at the plant because of maintenance activities. Eight employees reportedly suffered gastrointestinal problems. Fortunately, a reduced-pressure principle backflow-prevention assembly was in place at the water service connection to the plant. This assembly contained contamination within the plant site.

35. BACKFLOW AT A WINERY

DATE OF BACKFLOW INCIDENT: December 1970

LOCATION OF BACKFLOW INCIDENT: Cincinnati, Ohio

SOURCE(S) OF INFORMATION:

- Pacific Northwest Section of the American Water Works Association, Summary of Backflow Incidents, Fourth Edition, 1995

CASE HISTORY

In December 1970, wine backflowed into the public water system in Cincinnati, Ohio. At a winery in the City, someone inadvertently left open a water supply valve to a wine distilling tank after flushing out the tank. During a subsequent fermenting process, wine backflowed from the tank into the City water mains and out of the faucets of nearby homeowners. This reversal of flow through the water piping occurred because the pressure in the wine distilling tank was greater than the pressure in the City water system.

source of supply must be capable of supplying a minimum of 0.35 gallons per minute per connection for the total number of connections in the combined distribution systems.

§290.44(h) Backflow, siphonage.

§290.44(h)(1) No water connection from any public drinking water supply system shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination.

§290.44(h)(1)(A) At any residence or establishment where an actual or potential contamination hazard exists, additional protection shall be required at the meter in the form of an air gap or backflow prevention assembly. The type of backflow prevention assembly required shall be determined by the specific potential hazard identified in §290.47(f) of this title (relating to Appendices).

§290.44(h)(1)(B) At any residence or establishment where an actual or potential contamination hazard exists and an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

§290.44(h)(1)(B)(i) An adequate internal cross-connection control program shall include an annual inspection and testing by a licensed backflow prevention assembly tester on all backflow prevention assemblies used for health hazard protection.

§290.44(h)(1)(B)(ii) Copies of all such inspection and test reports must be obtained and kept on file by the water purveyor.

§290.44(h)(1)(B)(iii) It will be the responsibility of the water purveyor to ensure that these requirements are met.

§290.44(h)(2) No water connection from any public drinking water supply system shall be connected to any condensing, cooling, or industrial process or any other system of nonpotable usage over which the public water supply system officials do not have sanitary control, unless the said connection is made in accordance with the requirements of paragraph (1) of this subsection. Water from such systems cannot be returned to the potable water supply.

§290.44(h)(3) Overhead bulk water dispensing stations must be provided with an air gap between the filling outlet hose and the receiving tank to protect against back siphonage and cross-contamination.

§290.44(h)(4) All backflow prevention assemblies that are required according to this section and associated table located in §290.47(f) of this title shall be tested upon installation by a licensed backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be

operating within specifications at least annually by a licensed backflow prevention assembly tester.

§290.44(h)(4)(A) Backflow prevention assembly testers shall have completed an executive director-approved course on cross-connection control and backflow prevention assembly testing, pass an examination administered by the executive director, and hold a current license as a backflow prevention assembly tester.

§290.44(h)(4)(A)(i) Backflow prevention assembly testers are qualified to test and repair assemblies on any domestic, commercial, industrial, or irrigation service.

§290.44(h)(4)(A)(ii) Backflow prevention assembly testers may test and repair assemblies on firelines only if they are permanently employed by an Approved Fireline Contractor. The Texas Department of Insurance's State Fire Marshal's Office requires that any person performing maintenance on firelines must be employed by an Approved Fireline Contractor.

§290.44(h)(4)(B) Gauges used in the testing of backflow prevention assemblies shall be tested for accuracy annually in accordance with the University of Southern California's Manual of Cross-Connection Control or the AWWA's Recommended Practice for Backflow Prevention and Cross-Connection Control (AWWA Manual M14). Public water systems shall require testers to include test gauge serial numbers on the Backflow Prevention Assembly Test and Maintenance Report (commission Form 20700), and ensure testers have gauges tested for accuracy.

§290.44(h)(4)(C) A test report must be completed by the recognized backflow prevention assembly tester for each assembly tested. The signed and dated original must be submitted to the public water supplier for recordkeeping purposes. Any form which varies from the format specified in commission Form 20700 must be approved by the executive director prior to being placed in use.

§290.44(h)(5) The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes.

§290.44(h)(6) At any residence or establishment where there is no actual or potential contamination hazard, a backflow prevention assembly is not required.

§290.44(i) Water hauling. When drinking water is distributed by tank truck or trailer, it must be accomplished in the following manner.

§290.44(i)(1) Water shall be obtained from an approved source.

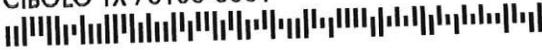
City of Cibolo Public Works
 PO Box 826
 Cibolo, Texas 78108



347432 SBATCH1
1286



CITY OF CIBOLO
 200 S MAIN ST
 CIBOLO TX 78108-3681



Account Number:	1184-8171-88276
Date:	10/1/2025
Property Location:	City of Cibolo - Public Works 108 Cibolo Dr #A Cibolo, TX 78108

City of Cibolo - Notice of Backflow Prevention Assembly Test Requirement

Dear Customer,

Our records indicate that you have not completed a test on one or more Backflow Prevention Assemblies installed in your water service, within your plumbing system, or within your irrigation system by the required Expiration Date indicated below. We must receive an acceptable test report to indicate that the backflow prevention assembly is in working order.

Because our records show that one or more assemblies have not been tested in the past year, you must have any assemblies listed below tested immediately, but no later than 10/31/2025 by a registered Backflow Prevention Assembly Tester. Please comply with this deadline as soon as possible. Code Enforcement must take action if the deadline is not met.

For a list of registered and approved Backflow Prevention Assembly Testers, please visit our website at https://www.envirotrax.com/save_bpats.aspx?wid=1184.

If any backflow assembly has been tested within the past twelve months, the assembly is no longer in service, or there are any other discrepancies in the information provided in this letter, please let us know so that we may correct our records.

Note: Backflow prevention assemblies on fire protection sprinkler systems are required by the State Fire Marshal to be tested and/or repaired by a BPAT who is a full-time employee of a fire protection sprinkler company that is licensed with the State Fire Marshal's Office.

Should you have any questions, please contact:

City of Cibolo Public Works
 ATTN: Backflow Prevention
 PO Box 826
 Cibolo, Texas 78108

Telephone: 210-858-3281
 Email: backflowprevention@cibolotx.gov

Your prompt attention to this matter would be greatly appreciated.

Sincerely,

Chris Hubbard

Scan for a link to registered testers.



Assembly Information	Location Description	Last Tested By	Expiration Date
Wilkins 375 2 1/2 - RP SN: L48187	Near meter	GIS TEXAS 2108370021	Tested On: 1/6/2023 Expiration: 12/12/2022



City Council Regular Meeting Staff Report

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

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Discussion/Action Item: 10L.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Nov Dec 2025.pdf](#)

November



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Board of Adjustment 6:30pm	4 Election Day Election Day Go Vote! Today	5 Parks Open House 6:30pm	6 Youth Council 6:30pm Special Council Meeting 6:30pm	7	8
9	10 UDC Meeting 6:30pm	11 City Offices Closed VETERANS DAY  — Honoring All Who Served —	12 Municipal Court P&Z Meeting 6:30pm	13 NEP Luncheon 11:30am Historic Meeting 6:30pm	14	15
16	17 Canvass Ballots	18 Chamber Luncheon 11:15am Council Meeting 6:30pm	19 Old Town Master Plan Meeting 6:30pm	20 City Thanksgiving Luncheon 11:30am EDC Meeting 6:30pm	21	22
23	24	25	26	27 City Offices Closed 	28 City Offices Closed 	29
30						

December



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Early Voting 8am-5pm	2 Early Voting 8am-5pm	3 Early Voting 8am-5pm	4 Early Voting 8am-5pm	5 Early Voting 8am-5pm	6 Christmas Parade 11am Holiday Market/Tree Lighting 3pm
7	8 Early Voting 8am-5pm	9 Early Voting 8am-5pm City Council 6:30pm	10	11 CIAC Meeting 6:30pm	12	13 Runoff Election Day 7am-7pm
14	15	16 Chamber Luncheon 11:15am	17	18	19	20
21	22 Canvassing of the Ballot 5pm	23	24 City Offices Closed 	25 City Offices Closed 	26	27
28	29	30	31			



City Council Regular Meeting Staff Report

A. Approval/Disapproval of an Ordinance of the City of Cibolo calling for a Run-Off Election on December 13, 2025, for Place 3 and At-Large Place 7. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Ordinances Item: 11A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Ord. Calling for a Runn-Off Election.pdf](#)



"City of Choice"

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ORDERING A RUNOFF ELECTION TO BE HELD ON DECEMBER 13, 2025, FOR THE PURPOSE OF ELECTING A COUNCIL MEMBER FOR COUNCIL PLACE 3 AND COUNCIL AT-LARGE PLACE 7; AND PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Cibolo, Texas, regular municipal election for Mayor, Council Member Place 2, Council Member Place 3, and Council Member At-Large Place 7 was held on November 4th, 2025; and

WHEREAS, on November 4th, 2025, no candidate received a majority of votes required by Section 5.04 of the Cibolo City Charter to win the election for Council Member Place 3 or Council Member At-Large Place 7; and

WHEREAS, the Cibolo City Charter states the City will conduct a runoff election with the two candidates receiving the highest number of votes; and

WHEREAS, the Texas Constitution, the Texas Election Code (the "Code"), and the City Charter are applicable to said Runoff Election (hereinafter referred to as the "election"), and in order to comply with applicable laws, an ordinance is required to call the election and establish procedures consistent with the Constitution, the Code, and the Charter; and

WHEREAS, the election will be held on December 13, 2025, pursuant to Section 271.002(a) of the Texas Election Code; and

WHEREAS, the City will enter into an agreement setting out respective duties and responsibilities for the December 13, 2025 election.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

SECTION 1. A municipal Runoff Election is hereby ordered to be held on Saturday, December 13, 2025, at which time shall be submitted to the qualified voters of the City of Cibolo the following election:

COUNCIL MEMBER PLACE 3
(MIEMBRO DEL CONSEJO LUGAR 3)
Maria Fishback
Marissa-Ellen Patterson

COUNCIL MEMBER AT LARGE PLACE 7
(MIEMBRO DEL CONSEJO EN GENERAL LUGAR 7)
Shari McDaniel
Summer Marie Brown

SECTION 2. The candidate for elective office obtaining the highest number of votes shall be elected to said office for a three (3) year term when the City Council has canvassed the election results and enters an order stating the same.

SECTION 3. As soon as practicable after the election and the declaration by the Council that the votes have been canvassed, the City Secretary shall certify to the Secretary of State an authenticated copy showing the results of the election.

SECTION 4. The foregoing municipal election is hereby ordered to be held on Saturday December 13, 2025 in accordance with the laws of Texas, and the provisions of the Charter of the City of Cibolo, and the official ballots for said election shall be prepared in accordance with the Texas Election Code for the election.

SECTION 5. The election ordered herein shall be held as prescribed by law, at the following locations and times listed in Attachment A.

SECTION 6. Voting at said election shall be conducted as determined by the County Elections Officer of Guadalupe County, Texas. The equipment necessary for voting shall be available at the voting site for the purpose of conducting early voting by personal appearance and at the Election Day voting site established for the purpose of voting by personal appearance on Election Day, Saturday December 13, 2025. The County Elections Officer of Guadalupe County, Texas is authorized and charged to perform the functions provided by law in the casting of early ballots commencing on December 1, 2025, and ending on December 9, 2025, manner and time made and provided by the Statutes of the State of Texas on this subject. Lisa Hayes, Elections Administrator will be appointed as early voting clerk in compliance Section 271.006 of the Texas Election Code. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting at Cibolo Fire Station #2, 3864 Cibolo Valley Drive, Cibolo. Any qualified voter for the Election may vote by personal appearance during Early Voting or on Election Day and said election will be held at the following voting site:

Fire Station #2 3864 Cibolo Valley Drive, Cibolo, TX

SECTION 7. The Mayor and City Council shall contract with Guadalupe County through the Guadalupe County Clerk's Elections Office for the conduct of this election. The Guadalupe County Clerk's Elections Department shall appoint the election officers to hold said election, in accordance with State Election Law, including an Early Balloting Board,

Signature Verification Committee and the Central Counting Station representatives which shall count and canvass the early ballots cast at said election.

SECTION 8. Notice of said election shall be given by publishing a substantial copy of this ordinance in a daily newspaper of general circulation published in the City not earlier than the 30th day or later than the 10th day before the election.

SECTION 9. This ordinance shall be effective upon passage.

PASSED AND APPROVED on this 18 day of November 2025.

Kara Latimer
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary

APPROVED AS TO FOR:

City Attorney
Denton Navarro Rodriquez Bernal Santee & Zech, P.C.

Exhibit A

City of Cibolo Runoff Election

(Segunda vuelta electoral de la ciudad de Cibolo)

December 13, 2025

(13 de diciembre de 2025)

Election Day Voting Location

(Lugar de votación el día de las elecciones)

Polls open 7:00 a.m. – 7:00 p.m.

(Las urnas abren de 7:00 a.m. a 7:00 p.m)

**Cibolo Fire Station #2
3864 Cibolo Valley Drive
Cibolo, Texas 78107**

DECEMBER 13, 2025
(13 DE DICIEMBRE DE 2025)

City of Cibolo RUNOFF ELECTION
(Segunda vuelta electoral de la ciudad de Cibolo)

Early Voting Dates and Hours
(Fechas y Horarios de Votación Anticipada)

Monday, December 1 through Friday, December 5, 2025.....8:00 a.m. to 5:00 p.m.
Lunes, 1 de Diciembre hasta el Viernes, 5 de Diciembre de 2025.....8:00 de la mañana a las 5:00 de la tarde
Monday, December 8 through Tuesday, December 9, 2025.....8:00 a.m. to 5:00 p.m.
Lunes, 6 de Diciembre de 2025 hasta el Viernes, 9 de Diciembre de 2025.....8:00 de la mañana a las 5:00 de la tarde

Main Early Voting Polling Location
(Lugar Principal de Votación Anticipada)

GUADALUPE COUNTY ELECTIONS OFFICE
3251 N Hwy 123., Seguin, TX 78155
830-303-6363

Emergency and Limited ballots available only at the main location. *(Boletas limitadas y de emergencia solamente están disponibles en este lugar.)*

Locations of Branch Early Voting Polling Locations
(Lugar de las Sucursales de Votación para la Votación Anticipada)

CIBOLO FIRE STATION #2
3864 Cibolo Valley Drive
Cibolo, Texas 78108

Applications for Ballot by Mail shall be mailed to: *(Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:)* Lisa Hayes, Early Voting Clerk, 3251 N. Hwy 123, Seguin, Texas 78155 or P. O. Box 1346, Seguin, TX 78156-1346. earlyvotingclerk@co.guadalupe.tx.us

Applications for Ballots by Mail must be received no later than the close of business on December 2, 2025. *(Las solicitudes para boletas que se votaran adelantada por correo deberan recibirse para el fin de las horas de negocio el 2 de Diciembre 2025.)*



City Council Regular Meeting Staff Report

B. Approval/Disapproval of an Ordinance amending the City's Fee Schedule. (Mr. Reed)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Ordinances Item: 11B.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

On September 9, 2025, City Council approved an Ordinance updating the City's Fee Schedule for Fiscal year 2026 in support of the City's budget.

BACKGROUND:

Since September 9th, the City Council has approved the Community Center rental agreement and considered the Utility Rate study, which impact the City's fees. Those fees are proposed to be added and updated in the City's fee schedule. Below is a list of all changes and additions to the City's fee schedule that we are asking City Council to consider for adoption effective January 1, 2026.

- Schedule A-8: Fire Department - Adding fees for Fireworks Display Permit, which had been separately authorized by Ordinance 1367 in June, 2022.
- Schedule A-10: Utilities -
 - Adding a backflow administrative fee of \$3.50 per irrigation account (to be charged by 3rd party contractor) for administration and oversight of this program
 - Updating the deposit for "garbage only" accounts from \$40 to \$60 to cover the increased cost of service. The deposit will cover 2 months of service for solid waste and drainage.
 - Updating wastewater rates by 11% (effectively a 3.1% increase to the average customer) to cover the anticipated costs of wastewater capital infrastructure.
- Schedule A-11: Facilities -
 - Add a Resident weekend rate for Veterans Park Pavilion which was inadvertently omitted.
 - Add deposit, cleaning and rental fees for the Cibolo Community Center rentals.

STAFF RECOMMENDATION:

Staff recommends approval of the Ordinance

FINANCIAL IMPACT:

These fees support the FY26 budget.

MOTION(S):

I move to approve (or disapprove) the Ordinance amending the City's Fee Schedule.

Attachments

[20251118 Fee Schedule Ordinance](#)

[FY 26 Proposed Fee Schedule with changes indicated](#)

[Utility Rate Plan Study - 10/27 workshop agenda item](#)



ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF CIBOLO, AMENDING ORDINANCE 1347 “FEE SCHEDULE”; DECLARING A PUBLIC PURPOSE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY OF CIBOLO; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Cibolo, Guadalupe County, Texas, adopted Ordinance Number 1347 on September 14, 2021, which established a comprehensive “Fee Schedule” which set forth the cost of all services provided to the citizens and businesses of Cibolo; and

WHEREAS, the City Council considers it reasonable to review and amend said Fee Schedule annually as part of the budget process; and

WHEREAS, the City Council has determined it is necessary, at this time, to amend certain rates and fees to accurately reflect the cost of services provided;

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

**SECTION 1.
AUTHORIZATION**

The City of Cibolo adopts the Fee Schedule as amended in Exhibit A.

**SECTION 2.
PUBLIC PURPOSE**

The City declares the consolidation of its municipal fees and charges is in the public interest.

**SECTION 3.
CUMULATIVE CLAUSE**

That this ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

**SECTION 4.
SEVERABILITY**

That it is hereby declared to be the intention of the City Council of the City of Cibolo that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.
EFFECTIVE DATE**

That this Ordinance shall be effective upon the passage and approval of the City Council of the City of Cibolo, Texas, and publication of notice of these fee changes twice in the newspaper of record.

PASSED AND APPROVED this 18th day of November, 2025.

APPROVED:

Kara Latimer, Mayor

ATTEST:

Peggy Cimics, City Secretary

EXHIBIT A - FEE SCHEDULE

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A-11	Facilities and Events	29-31

Public Information Fees

Materials

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

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

Specialty Maps

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

Labor Charge

Programming*	\$28.50
Locating, compiling and reproducing*	\$15.00
<i>*per hour</i>	

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

- (A) Two or more separate buildings that are not physically connected with each other; or
- (B) A remote storage facility.

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

No sales tax shall be applied to copies of public information

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

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

Building Inspections and Permitting Fees

Residential Building Permit Fee

\$75.00 for issuing the permit plus:

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

Commercial Building Permit Fee

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

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

\$75.00 for issuing the permit plus:

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

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

Plan Review Fee:

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

Contractor Registration Fee/Requirements

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

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

Electrical Permit

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

Heating and Air Conditioning (Mechanical) Permit

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

Plumbing Permit

Issue Permit (Base Fee):	\$75.00
Fixtures (i.e. bathtub, sink, lavatory, shower, outside hose bib etc.) (each)	\$5.50
Water Heater - New Construction (each)	\$12.00
Water Heater - Replacement (each)	\$25.00
Water Softener (each)	\$25.00
Reverse Osmosis (each)	\$25.00
Combination Water Softener and Reverse Osmosis (each)	\$35.00
Gas Piping - Up to 5 Openings	\$25.00
Additional Gas Openings (each)	\$5.00
Gas Test (each)	\$25.00
Lint, Grease, or other type of Interceptor / Tank (each)	\$35.00
Under Slab Plumbing Repairs	\$60.00

Underground Waterline (Domestic / Fire)

Commercial	\$100.00
Residential	\$15.00

Sewer

Commercial	\$100.00
Residential	\$15.00

Medical Gas

*(Oxygen - O₂; Nitrous Oxide - N₂O; Medical Compressed Air - MedAir; Nitrogen - N₂; Vacuum - Vac;
Carbon Dioxide - CO₂; Helium - He)*

Issue Permit (Base Fee)	\$75.00
Med Gas Piping - Up to 5 Openings	\$25.00
Additional Med Gas Openings (each)	\$5.00

Reclaim Water Line Openings

Issue Permit (Base Fee)	\$75.00
Reclaim Water Piping - Up to 5 Openings	\$40.00
Additional Openings (each)	\$5.00

Certificate of Occupancy (Commercial)

Certificate of Occupancy (Building inspection included)	\$250.00
Failure to obtain a Certificate of Occupancy	\$500.00

Miscellaneous Building Fees

Any Permits not reflected or related to the schedule:	\$75.00
Fence Permit (residential, commercial)	\$50.00
Fuel Tanks and related equipment and piping	\$50.00 + \$100.00 per tank
Foundation Repair (residential)	\$225.00
Residential Reroofing (repair or replacement)	\$75.00
Manufactured Homes / Mobile Home Placement	\$100.00

(Placement - to include stairs and decks, Additional permits for utility hook ups is required)

Outdoor Structures

Shed - Pre-Assembled	(flat fee)	\$75.00
Outdoor Structures - 100 to 250 square feet	(flat fee)	\$125.00
Outdoor Structures - Larger than 250 square feet	(flat fee)	\$250.00

(Outdoor structures include, but not limited to, site built sheds, decks, concrete slabs, pergolas, covered patios etc.)

Sheds 100 square feet or less and portable do not require a permit.

Portable Storage Unit - (Up to 90 Days)	\$75.00
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(If an extension is needed, it will be on a case by case basis and will require a new permit.)

Exception: Storage units for moving and kept on site for no more than 14 days shall not require a permit.

Moving Permit	\$100.00
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(Moving - any Building or Structure)

Swimming Pools

Inground Pool	\$500.00
Inground Pool Plan Review Fee	\$250.00
Above ground pool	\$150.00
Spa Placement	\$25.00

Additional Fees

Move in prior to Certificate of Occupancy (residential):		\$500.00 Per Day
Permit Renewal:		100% of original Permit Fee
	<i>Note: This would be applicable for temporary permits that expire and are renewed / extended. A Plan Review would only be charged if there were changes to the original description of work.</i>	
Re-Review Fee:		\$150.00
	<i>Note: This fee will apply to reviews after the original review has been completed.</i>	
Re-Inspection Fee:		
For each failure - per trade	1st Failure -	\$75.00
		*\$100 under slab
	2nd Failure -	\$100.00
		*\$150 under slab
	Each Additional -	\$200.00
	<i>Note: If re-inspection has been called for and the second inspection revealed original turn down items have not been corrected in part or in whole, in addition to the above fees, a seventy-two (72) hour notice of inspection will be required before another inspection will be conducted.</i>	
Proceeding without the proper Inspection:		\$150.00 + Failure Fee
Lost Plan Fee:		\$50.00
	<i>If original field set is lost, misplaced, stolen or tampered with in any way, the builder must request a new field set from the City of Cibolo.</i>	
Refunds:		
Building and Trade permit refunds		Minus Plan Review Fee
		<i>(no refund if work began or if permit expired)</i>
Permits which do not require a Plan Review Fee		\$25.00 Admin Fee
Starting work before permit issued (Residential and commercial):		
	<i>The fee is 2.5 (250%) times the fee of the total original permit fee (to include the permit fee and plan review fee)</i>	
Failure to Comply:		\$200.00
	<i>Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$200.01</i>	
Failure to schedule required inspection(s):		\$50.00
	<i>Any person/company who fails to schedule a required inspection(s) within 180 days of permit issuance for work described by a permit. No additional permits will be issued to any person/company who has more than one (1) expired permit.</i>	

Demolition Permit

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

Irrigation Permit

Issue Permit (Base Fee):	\$75.00
Irrigation System - Residential - 1 and 2 Family Dwellings	\$50.00
Irrigation System - Commercial	\$100.00
Backflow Preventer - 2" or less	\$20.00
Backflow Preventer - Greater than 2"	\$25.00
Residential - 1 & 2 Family Dwellings - No Plan Review fee	

Fire Alarm Permit

Issue Permit (Base Fee):	\$75.00
Switch, Jack, Data Connection, Device, Sensor, Relay, Module etc. (each)	\$0.50
220v Appliance Outlet or Disconnect (each)	\$4.00
Main Panel or Sub Panel (each)	\$10.00
Motor Load of 1 hp and larger (each)	\$10.00
	Plus 1/2 of the total permit for Plan Review

Fire Sprinkler/Suppression Permit

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

Plan Review - 100% of the total permit

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

Sign Permit:

Annual Billboard Permit - Payable January 1st of each year	\$100.00	
Illuminated Sign (each)	\$115.00	
Non-Illuminated Sign (each)	\$75.00	
Replacement Sign - Same Mounts (each)	\$50.00	
Banner or Temporary Sign (each)	\$0.00	
Flagpole (each)	\$50.00	
Master Sign Program	\$1,000.00	
Master Sign Program Revision (each)	\$500.00	
Public Notification Signage (Rezoning, Variance, Replat, Annexation)	\$65.00	
Variance Process (each)		
	Pre-	\$200.00
	Post-	\$500.00

Environmental Health Permits

Retail Food Establishments and Food Stores

Annual Health Permit	
Gross Annual Volume of Food Sales	
\$0 – \$49,999.99	\$200.00
\$50,000 – \$149,999.99	\$250.00
\$150,000 or more	\$300.00
Re-inspections	\$150.00

Mobile Food Units

Fire Inspection	\$200.00
Mobile food units must have passed a State Department health inspection within the preceding 12 months, per Texas H.B. 2844, before scheduling a fire inspection.	

School Food Establishments

Fees for intial applications, renewals and change of ownership	\$258.00
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Temporary Retail Food Establishments

Single Event Permit	\$40.00
Multiple Event Permit	\$200.00

ZONING AND DEVELOPMENT FEES

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

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

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

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

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Variance & Waiver Applications:

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

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City Plan Amendment:

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

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Plat Related Applications:

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

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

Park Land & Improvement Fees

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

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City Agreements

Public Improvement Agreement, Development Agreement, Other Agreement ** Amendment to an Agreement **	\$3,500 + \$100/acre + 50% of Agreement fee +
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Legal Fees: City Attorney

All legal fees incurred by the City in the review, preparation and/or amendment of any legal document associated with a development application i.e. Private Street Agreement or Public Infrastructure Agreement **	Reimbursement due to City based on actual legal fees incurred by the City.
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**Applicant will be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Extension of Time

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

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

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Variance & Waiver Applications:

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

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

Construction Plan Review

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

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

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

Subdivision improvement construction cost estimate review ** \$700 +

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

Construction Inspections

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

Preliminary and Final Acceptance ** Walkthrough * \$1,700 +

Site Inspection (based on value) ** per centerline mile \$2,100 +
i.e. SWPPP, Density, Sewer, Water

3rd Party Testing or Services ** To be determined.
 If fees accrued, will be back billed to the development representative.

Site Development Permit ** \$400 +

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Rights of Way Fees

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

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

GIS FEES

Codes, Manuals, Maps

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

Addressing

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

CIBOLO POLICE DEPARTMENT - MISCELLANEOUS FEES

City Solicitor Permits

Note: All Fees Are Per Permit and Per Individual.

Background Check	\$10.00
Permit (Original) - Note: Permit is Valid for Six (6) Months From Date Issued	\$45.00
Permit (Renewal) - For an additional 6-month period if renewed w/in 60 days of original permit expiration date. If original permit expired more than 60 days, the permit will be treated as a new permit application and other fees will apply.	\$45.00
Replacement/(Lost, Stolen, Illegible) Solicitor Badge	\$10.00
Canvasser Badge (Good for 30 Days - For Material Handout - No Public Contact)	\$10.00

Police Reports and Other Documentation

Police Report Copies (per page)	\$0.10
CD/DVD Copies	\$1.00
Accident/CRASH Reports	\$6.00
Body-worn camera video or audio recording (per recording)	\$10.00
Body-worn camera video or audio recording (per minute of recording)	\$1.00
Background Check	\$10.00
Clearance Letters	\$10.00

Alarm and Other Permits

Residential (Home) Alarm System		
	a. Initial Permit	\$25.00
	b. Renewal for 1 Year	\$15.00
	c. Renewal for 3 Years	\$30.00
Commercial Facility		\$50.00
Financial Institution		\$100.00
Educational or Governmental Institution		No Fee
Late Fee		\$10.00
False Alarms (Per Each Alarm Activation)		
	a. 4 - 5 Within Any 12 Month Period	\$50.00
	b. 6 - 7 Within Any 12 Month Period	\$75.00
	c. 8 + Within Any 12 Month Period	\$100.00
	d. Permit Re-instatement	\$25.00
Monitoring Company Failure to Verify - Per Incident		\$100.00
	a. Appeal Fee Per Appeal	\$25.00
Use of a Non-permitted Alarm System Per Incident		\$100.00
Use of Alarm System During Alarm Permit Suspension, Per Alarm		\$200.00
Failure to Comply With or Violation of Section 26 - 70 Per Incident		\$200.00
Special Music Venue Permit (Ordinance 1371)		\$50.00

Officer Provided Off-Duty Stand-By (Security)

Per Officer per hour. (4 hour minimum required) \$60.00

Note: When alcohol is to be served at event:

Less than (<) 100 guests = Security is not needed

Greater than (>) 100 guests = Security is automatically needed

Officer/Vehicle for Emergency Call-Out

Per Lieutenant per hour \$80.00

Per Sergeant per hour \$60.00

Per Officer per hour \$45.00

Police Vehicle per hour per Vehicle \$18.75

Fire Department Service Fees

Response Fees

Interstate Highway Response	per hour or fraction thereof per incident	\$375.00
Swift Water / Flood Response	per hour or fraction thereof per incident	\$575.00
Haz-Mat Response	per hour or fraction thereof per incident	\$575.00
Use of Absorbents	per bag or fraction exceeding one bag	\$25.75
Use of Foam / Bio.	* Up to five (5) gallons	\$120.75
	per gallon over 5 gallons	\$21.50
Special Supplies and Disposable Supplies (e.g. absorbent pads, booms, disposable coveralls, gloves, brooms, and similar)		Actual Cost + 3%
Natural Gas Main/Service or LP-Gas Leak Response	per hour or fraction thereof per incident	\$275.00
Other Utility Response	per hour or fraction thereof per incident	\$150.00
Elevator Rescue Response	per incident (2nd and subsequent response per year)	\$150.00
Unwarranted and False Alarm Response	per incident (3rd and subsequent response per year)	\$100.00
Fire Watch and Fire Standby		
Personnel- Firefighter	per person per hour or fraction thereof	\$37.50
Personnel- Officer	per person per hour or fraction thereof	\$55.00
Railway Incident Response	per hour or fraction thereof per incident	\$250.00
Technical Rescue Response	per incident	\$250.00

Special Events

Calculated as Itemized Response

Equipment Usage Fees

Command Vehicle	per hour or fraction thereof	\$75.00
Fire Marshal Vehicle	per hour or fraction thereof	\$75.00
Quick Response Vehicle	per hour or fraction thereof	\$120.00
Class A Pumper	per hour or fraction thereof	\$275.00
Aerial Apparatus	per hour or fraction thereof	\$325.00
Tanker Apparatus	per hour or fraction thereof	\$200.00
Brush Truck	per hour or fraction thereof	\$200.00
Rescue Boat	per hour or fraction thereof	\$150.00
Rehab Unit	per hour or fraction thereof	\$100.00
Use of City Loader / Tractor	per hour or fraction thereof	\$375.00
Apparatus on Standby	per hour or fraction thereof	75% Hourly Rate

Equipment Replacement Fees

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

Itemized Response

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

Residential Response

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

Fire Flow Test

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

Fireworks Display Permit (Ordinance 1367)

Singular Display	\$75.00
Multiple Display	\$200.00
Fire Prevention Inspection	\$55.00
Standby Fire Prevention Officer	\$40.00
Standby Fire Crews and Apparatus	\$431.00
Agricultural, Industrial or Wildlife Control Purposes	\$50.00

ANIMAL SERVICES

Pet Registration

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

Impoundment

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

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

Quarantine

Full 10-day Quarantine

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

Rabies Submission Testing Fee

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

Boarding

Per Day and Per Animal

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

Voluntary Relinquishment of Ownership

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

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

Live Trap Rental and Fee(s)

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

Adoption Fee(s)	
Feline Adoption	\$100.00
Canine Adoption	\$125.00
Other Animal Adoption	\$35.00
Dangerous Dog Permit	
	\$125.00
Excess Animal Permit	
	\$75.00

UTILITY FEES

Public Works Call-Out Fee

When assisting Emergency Response Teams	1.5 times pay X per man/hour
Street Sweeper - Normal Working Hours*	\$50.00
	<i>*Cost per Hour</i>
Street Sweeper - Outside Working Hours*	\$90.00
	<i>*Cost per Hour</i>
	<i>*1 hour minimum and billed hourly increments</i>

Drainage Rates

Cost per Equivalent Residential Unit (ERU)	\$7.50
--	--------

Single Family Residential:

Small (<2218 sq ft impervious area)	0.7 ERU	\$5.25
Average (2218 - 3716 sq ft impervious area)	1.0 ERU	\$7.50
Large (3717-8000 sq ft impervious area)	1.5 ERU	\$11.25
Rural Lot (>8000 sq ft impervious area)	2.0 ERU	\$15.00

Commercial:

ERU = Impervious area/2889 sq ft

	ERU	Acres	Max Sq Ft	
Tier 1	1 to 125	8.3	361,125	\$7.50 x ERU
Tier 2	125 to 350	23.2	1,011,150	\$937.50
Tier 3	350 to 550	36.5	1,588,950	\$1,900.00
Tier 5	550 to 750	49.7	2,166,750	\$3,000.00
Tier 5	750 +			\$4,000.00

Account Fees:

Account Set Up Fee	\$50.00
Account Transfer Fee	\$50.00
Administrative Fee	\$50.00
Backflow Administrative Fee	\$3.50
Late Penalty	\$10.00
Daily Hydrant Rental Fee	\$8.00
Return Check Fee	\$25.00
Disconnect List Penalty	\$25.00

Security Deposits:

Residential	\$120.00
Temporary Service Request (5 days or less)	\$40.00
Commercial/Industrial	Two months estimated use
Garbage Only Accounts	\$60.00
Hydrant Meters	\$900.00
Commercial Rolloff Dumpsters	\$800.00

Water Rates

Tier Charges are per 1,000 gallons

Residential:

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

Multifamily:

	First 1,000 gallons x LUE based on Meter Size (below)		
Tier 1	1,001 to 7,000	<i>additional</i>	\$6.19
Tier 2	7,001 to 15,000	<i>additional</i>	\$7.91
Tier 3	15,001 to 30,000	<i>additional</i>	\$9.58
Tier 4	30,001 to 50,000	<i>additional</i>	\$11.25
Tier 5	Over 50,000	<i>additional</i>	\$14.08

Each tier is charged per Living Unity Equivalent (LUE)

Commercial & Hydrant meters:

	First 1,000 gallons based on Meter Size (next page)		
Tier 1	1,001 to 7,000	<i>additional</i>	\$6.19
Tier 2	7,001 to 15,000	<i>additional</i>	\$7.91
Tier 3	15,001 to 30,000	<i>additional</i>	\$9.58
Tier 4	30,001 to 50,000	<i>additional</i>	\$11.25
Tier 5	Over 50,000	<i>additional</i>	\$14.08

Wholesale meters:

	First (1,000 gallons x LUE) based on Meter Size (next page)		
Tier 1	1,001 to 30,000	<i>additional</i>	\$6.43
Tier 2	30,001 to 60,000	<i>additional</i>	\$8.22
Tier 3	Over 60,000	<i>additional</i>	\$11.10

Base Rate for first 1,000 gallons based on Meter Size

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

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

Water Acquisition Fee - based on LUE

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

Wastewater Rates

Residential

First 3,000 gallons of water used		\$21.12
3,001 + gallons of water used	<i>additional</i>	\$6.16

Commercial

First 3,000 gallons of water used		\$26.26
3,001 + gallons of water used	<i>additional</i>	\$6.16

Multi-family*

First 3,000 gallons of water used		\$26.26
3,001+ gallons of water used	<i>additional</i>	\$6.16

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

Sludge Waste Transporter Permit:	
Per Unit Annually	\$250.00
Meter Installation and Tap Fees	
Meter Installation	
5/8" Meter*	\$80.00
1" Meter*	\$80.00
2" Meter*	\$110.00
3" Meter*	\$175.00
4" Meter*	\$175.00
6" Meter and Up*	\$320.00
Hydrant Meter	\$90.00
Meter Box Replacement Fee* (+10% markup)	\$90.00
	<i>* plus meter cost</i>
Meter Reset Fee	<i>first request</i> \$30.00
	<i>additional requests</i> \$40.00
Water Taps	
Water Impact Fee (if applicable)	\$1,839.00
Short Service (main on same side of street)*	\$750.00
Long Service (main no on same side of street)*	\$1,850.00
	<i>* plus meter/supply cost</i>
Wastewater Taps	
Wastewater Impact Fee (if applicable)	\$873.00
6 feet deep or less	\$1,950.00
Each additional foot over 6 feet	\$400.00
CCMA Fee	\$1,800.00
	<i>Plus Administrative Fee</i> \$30.00
<i>* Due to fluctuation of meter and supply costs, parts will be quoted at time of permitting at our cost plus 10%</i>	

FACILITY FEES

Niemietz Park Large Pavilion

Resident	<i>Mon-Thurs</i>	\$125.00
	<i>Weekend rate</i>	\$150.00
Nonresident	<i>Mon-Thurs</i>	\$165.00
	<i>Weekend rate</i>	\$225.00

Niemietz Meeting Room and Kitchen

Resident		\$200.00
Nonresident		\$275.00

Niemietz Park Baseball Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Niemietz Park Football Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Schlather Park Pavilion

Resident	<i>Mon-Thurs</i>	\$125.00
	<i>Weekend rate</i>	\$150.00
Nonresident	<i>Mon-Thurs</i>	\$165.00
	<i>Weekend rate</i>	\$225.00

Veterans Park Pavilion #1

Resident	<i>Mon-Thurs</i>	\$100.00
	<i>Weekend rate</i>	\$110.00
Nonresident	<i>Mon-Thurs</i>	\$140.00
	<i>Weekend rate</i>	\$150.00

Veterans Park Pavilion #2

Resident	<i>Mon-Thurs</i>	\$75.00
	<i>Weekend rate</i>	\$100.00
Nonresident	<i>Mon-Thurs</i>	\$100.00
	<i>Weekend rate</i>	\$140.00

Al Rich Park Baseball Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Fire Department Training Room (occupancy: 56)			
Deposit (refundable after final inspection)			\$100.00
Rental fee - 4 hour increment			\$25.00
City Hall Annex Community Room (occupancy: 46)			
Deposit (refundable after final inspection)			\$100.00
Rental fee - 4 hour increment			\$25.00
Multi Event Center Fees			
Non-Profit Rental Fee		<i>per hour</i>	\$40.00
Non-Profit Light Fee Fee		<i>per hour</i>	\$40.00
		<i>maximum</i>	\$140.00
For-Profit Rental per day (10 hours)		<i>per day</i>	\$750.00
For-Profit Rental each additional hour over 10		<i>per hour</i>	\$125.00
For-Profit Rentals less than 10 hours		<i>per hour</i>	\$100.00
For-Profit Light Fee		<i>per day</i>	\$140.00
Refundable Cleaning Deposit			\$250.00
Security Fee		<i>per officer/per hour</i>	\$65.00
Right to Exhibit Private Advertising			\$125.00
Right to Sell Concessions/Food Trucks present			\$50.00
Marking of the Field (requires 14 days advance notice)			\$250.00
Self-marking of the field		<i>per hour</i>	\$25.00
YMCA field bathroom use			\$100.00
YMCA field bathroom use (deposit)			\$250.00
Fee for leaving gate unlocked			\$50.00
Special Events			
Resident	Craft Booth	<i>per event, based on event and location</i>	\$40-\$60
	Food Booth	<i>per event, based on event and location</i>	\$80-\$100
Nonresident	Craft Booth	<i>per event, based on event and location</i>	\$50-\$75
	Food Booth	<i>per event, based on event and location</i>	\$100-\$125
Cibolofest wristbands		<i>per event</i>	\$10.00
<i>presale online will offer a discount of Buy 5 for the price of 4</i>			
Senior Program			
Annual membership		<i>per individual</i>	\$40.00
		<i>per couple</i>	\$75.00
Semi-monthly membership		<i>per individual</i>	\$20.00
Monthly membership		<i>per individual</i>	\$5.00
Daily rate		<i>per individual</i>	\$2.00

Community Center (occupancy: 162)

Deposit (refundable after final inspection)		\$250.00
Additional Cleaning fees	<i>minimum per hour, per staff member</i>	\$25.00
Resident	<i>Per hour, 2 hour min (Mon-Thurs)</i>	\$50.00
	<i>per hour, 4 hour min (weekend)</i>	\$75.00
	<i>full day (7am-11pm)</i>	\$500.00
Nonresident	<i>Per hour, 2 hour min (Mon-Thurs)</i>	\$75.00
	<i>per hour, 4 hour min (weekend)</i>	\$100.00
	<i>full day (7am-11pm)</i>	\$750.00

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

EXHIBIT A - FEE SCHEDULE

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Public Information Fees

Materials

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

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

Specialty Maps

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

Labor Charge

Programming*	\$28.50
Locating, compiling and reproducing*	\$15.00
<i>*per hour</i>	

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

- (A) Two or more separate buildings that are not physically connected with each other; or
- (B) A remote storage facility.

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

No sales tax shall be applied to copies of public information

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

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

Building Inspections and Permitting Fees

Residential Building Permit Fee

\$75.00 for issuing the permit plus:

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

Commercial Building Permit Fee

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

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

\$75.00 for issuing the permit plus:

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

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

Plan Review Fee:

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

Contractor Registration Fee/Requirements

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

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

Electrical Permit

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

Heating and Air Conditioning (Mechanical) Permit

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

Plumbing Permit

Issue Permit (Base Fee):	\$75.00
Fixtures (i.e. bathtub, sink, lavatory, shower, outside hose bib etc.) (each)	\$5.50
Water Heater - New Construction (each)	\$12.00
Water Heater - Replacement (each)	\$25.00
Water Softener (each)	\$25.00
Reverse Osmosis (each)	\$25.00
Combination Water Softener and Reverse Osmosis (each)	\$35.00
Gas Piping - Up to 5 Openings	\$25.00
Additional Gas Openings (each)	\$5.00
Gas Test (each)	\$25.00
Lint, Grease, or other type of Interceptor / Tank (each)	\$35.00
Under Slab Plumbing Repairs	\$60.00

Underground Waterline (Domestic / Fire)

Commercial	\$100.00
Residential	\$15.00

Sewer

Commercial	\$100.00
Residential	\$15.00

Medical Gas

*(Oxygen - O₂; Nitrous Oxide - N₂O; Medical Compressed Air - MedAir; Nitrogen - N₂; Vacuum - Vac;
Carbon Dioxide - CO₂; Helium - He)*

Issue Permit (Base Fee)	\$75.00
Med Gas Piping - Up to 5 Openings	\$25.00
Additional Med Gas Openings (each)	\$5.00

Reclaim Water Line Openings

Issue Permit (Base Fee)	\$75.00
Reclaim Water Piping - Up to 5 Openings	\$40.00
Additional Openings (each)	\$5.00

Certificate of Occupancy (Commercial)

Certificate of Occupancy (Building inspection included)	\$250.00
Failure to obtain a Certificate of Occupancy	\$500.00

Miscellaneous Building Fees

Any Permits not reflected or related to the schedule:	\$75.00
Fence Permit (residential, commercial)	\$50.00
Fuel Tanks and related equipment and piping	\$50.00 + \$100.00 per tank
Foundation Repair (residential)	\$225.00
Residential Reroofing (repair or replacement)	\$75.00
Manufactured Homes / Mobile Home Placement	\$100.00

(Placement - to include stairs and decks, Additional permits for utility hook ups is required)

Outdoor Structures

Shed - Pre-Assembled	(flat fee)	\$75.00
Outdoor Structures - 100 to 250 square feet	(flat fee)	\$125.00
Outdoor Structures - Larger than 250 square feet	(flat fee)	\$250.00

(Outdoor structures include, but not limited to, site built sheds, decks, concrete slabs, pergolas, covered patios etc.)

Sheds 100 square feet or less and portable do not require a permit.

Portable Storage Unit - (Up to 90 Days)	\$75.00
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(If an extension is needed, it will be on a case by case basis and will require a new permit.)

Exception: Storage units for moving and kept on site for no more than 14 days shall not require a permit.

Moving Permit	\$100.00
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(Moving - any Building or Structure)

Swimming Pools

Inground Pool	\$500.00
Inground Pool Plan Review Fee	\$250.00
Above ground pool	\$150.00
Spa Placement	\$25.00

Additional Fees

Move in prior to Certificate of Occupancy (residential):		\$500.00 Per Day
Permit Renewal:		100% of original Permit Fee
	<i>Note: This would be applicable for temporary permits that expire and are renewed / extended. A Plan Review would only be charged if there were changes to the original description of work.</i>	
Re-Review Fee:		\$150.00
	<i>Note: This fee will apply to reviews after the original review has been completed.</i>	
Re-Inspection Fee:		
For each failure - per trade	1st Failure -	\$75.00
		*\$100 under slab
	2nd Failure -	\$100.00
		*\$150 under slab
	Each Additional -	\$200.00
	<i>Note: If re-inspection has been called for and the second inspection revealed original turn down items have not been corrected in part or in whole, in addition to the above fees, a seventy-two (72) hour notice of inspection will be required before another inspection will be conducted.</i>	
Proceeding without the proper Inspection:		\$150.00 + Failure Fee
Lost Plan Fee:		\$50.00
	<i>If original field set is lost, misplaced, stolen or tampered with in any way, the builder must request a new field set from the City of Cibolo.</i>	
Refunds:		
Building and Trade permit refunds		Minus Plan Review Fee
		<i>(no refund if work began or if permit expired)</i>
Permits which do not require a Plan Review Fee		\$25.00 Admin Fee
Starting work before permit issued (Residential and commercial):		
	<i>The fee is 2.5 (250%) times the fee of the total original permit fee (to include the permit fee and plan review fee)</i>	
Failure to Comply:		\$200.00
	<i>Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$200.01</i>	
Failure to schedule required inspection(s):		\$50.00
	<i>Any person/company who fails to schedule a required inspection(s) within 180 days of permit issuance for work described by a permit. No additional permits will be issued to any person/company who has more than one (1) expired permit.</i>	

Demolition Permit

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

Irrigation Permit

Issue Permit (Base Fee):	\$75.00
Irrigation System - Residential - 1 and 2 Family Dwellings	\$50.00
Irrigation System - Commercial	\$100.00
Backflow Preventer - 2" or less	\$20.00
Backflow Preventer - Greater than 2"	\$25.00
Residential - 1 & 2 Family Dwellings - No Plan Review fee	

Fire Alarm Permit

Issue Permit (Base Fee):	\$75.00
Switch, Jack, Data Connection, Device, Sensor, Relay, Module etc. (each)	\$0.50
220v Appliance Outlet or Disconnect (each)	\$4.00
Main Panel or Sub Panel (each)	\$10.00
Motor Load of 1 hp and larger (each)	\$10.00
	Plus 1/2 of the total permit for Plan Review

Fire Sprinkler/Suppression Permit

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

Plan Review - 100% of the total permit

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

Sign Permit:

Annual Billboard Permit - Payable January 1st of each year	\$100.00
Illuminated Sign (each)	\$115.00
Non-Illuminated Sign (each)	\$75.00
Replacement Sign - Same Mounts (each)	\$50.00
Banner or Temporary Sign (each)	\$0.00
Flagpole (each)	\$50.00
Master Sign Program	\$1,000.00
Master Sign Program Revision (each)	\$500.00
Public Notification Signage (Rezoning, Variance, Replat, Annexation)	\$65.00
Variance Process (each)	
	Pre-
	Post-
	\$200.00
	\$500.00

Environmental Health Permits

Retail Food Establishments and Food Stores

Annual Health Permit	
Gross Annual Volume of Food Sales	
\$0 – \$49,999.99	\$200.00
\$50,000 – \$149,999.99	\$250.00
\$150,000 or more	\$300.00
Re-inspections	\$150.00

Mobile Food Units

Fire Inspection	\$200.00
Mobile food units must have passed a State Department health inspection within the preceding 12 months, per Texas H.B. 2844, before scheduling a fire inspection.	

School Food Establishments

Fees for intial applications, renewals and change of ownership	\$258.00
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Temporary Retail Food Establishments

Single Event Permit	\$40.00
Multiple Event Permit	\$200.00

ZONING AND DEVELOPMENT FEES

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

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

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Zoning Applications:

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

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Development Applications

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

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Variance & Waiver Applications:

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

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City Plan Amendment:

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

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Plat Related Applications:

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

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

Park Land & Improvement Fees

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

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City Agreements

Public Improvement Agreement, Development Agreement, Other Agreement ** Amendment to an Agreement **	\$3,500 + \$100/acre + 50% of Agreement fee +
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Legal Fees: City Attorney

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

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

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

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Variance & Waiver Applications:

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

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Construction Plan Review

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

Subdivision improvement construction plan review for <u>more than one type</u> of infrastructure (includes the entire limits of construction) **	\$3,000 +
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Subdivision improvement construction plan review for <u>one type</u> of infrastructure (not to exceed the fee for more than one type of infrastructure) **	\$1,250 + \$5 per linear foot of each infrastructure improvement to be inspected
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Subdivision improvement construction cost estimate review **	\$700 +
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Construction Inspections

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

Preliminary and Final Acceptance **	Walkthrough *	\$1,700 +
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Site Inspection (based on value) ** <i>i.e. SWPPP, Density, Sewer, Water</i>	per centerline mile	\$2,100 +
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3rd Party Testing or Services **	To be determined. If fees accrued, will be back billed to the development representative.
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Site Development Permit **	\$400 +
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Rights of Way Fees

ROW Application fee **	\$600.00
Secondary review **	\$400.00

Inspection fee	\$125.00
Penalty fee (for damages to ROW)	To Be Determined - Charges will be billed to contractor

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

GIS FEES

Codes, Manuals, Maps

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

Addressing

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

CIBOLO POLICE DEPARTMENT - MISCELLANEOUS FEES

City Solicitor Permits

Note: All Fees Are Per Permit and Per Individual.

Background Check	\$10.00
Permit (Original) - Note: Permit is Valid for Six (6) Months From Date Issued	\$45.00
Permit (Renewal) - For an additional 6-month period if renewed w/in 60 days of original permit expiration date. If original permit expired more than 60 days, the permit will be treated as a new permit application and other fees will apply.	\$45.00
Replacement/(Lost, Stolen, Illegible) Solicitor Badge	\$10.00
Canvasser Badge (Good for 30 Days - For Material Handout - No Public Contact)	\$10.00

Police Reports and Other Documentation

Police Report Copies (per page)	\$0.10
CD/DVD Copies	\$1.00
Accident/CRASH Reports	\$6.00
Body-worn camera video or audio recording (per recording)	\$10.00
Body-worn camera video or audio recording (per minute of recording)	\$1.00
Background Check	\$10.00
Clearance Letters	\$10.00

Alarm and Other Permits

Residential (Home) Alarm System			
	a. Initial Permit		\$25.00
	b. Renewal for 1 Year		\$15.00
	c. Renewal for 3 Years		\$30.00
Commercial Facility			\$50.00
Financial Institution			\$100.00
Educational or Governmental Institution			No Fee
Late Fee			\$10.00
False Alarms (Per Each Alarm Activation)			
	a. 4 - 5 Within Any 12 Month Period		\$50.00
	b. 6 - 7 Within Any 12 Month Period		\$75.00
	c. 8 + Within Any 12 Month Period		\$100.00
	d. Permit Re-instatement		\$25.00
Monitoring Company Failure to Verify - Per Incident			\$100.00
	a. Appeal Fee Per Appeal		\$25.00
Use of a Non-permitted Alarm System Per Incident			\$100.00
Use of Alarm System During Alarm Permit Suspension, Per Alarm			\$200.00
Failure to Comply With or Violation of Section 26 - 70 Per Incident			\$200.00
Special Music Venue Permit (Ordinance 1371)			\$50.00

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

Fire Department Service Fees

Response Fees

Interstate Highway Response	per hour or fraction thereof per incident	\$375.00
Swift Water / Flood Response	per hour or fraction thereof per incident	\$575.00
Haz-Mat Response	per hour or fraction thereof per incident	\$575.00
Use of Absorbents	per bag or fraction exceeding one bag	\$25.75
Use of Foam / Bio.	* Up to five (5) gallons	\$120.75
	per gallon over 5 gallons	\$21.50
Special Supplies and Disposable Supplies (e.g. absorbent pads, booms, disposable coveralls, gloves, brooms, and similar)		Actual Cost + 3%
Natural Gas Main/Service or LP-Gas Leak Response	per hour or fraction thereof per incident	\$275.00
Other Utility Response	per hour or fraction thereof per incident	\$150.00
Elevator Rescue Response	per incident (2nd and subsequent response per year)	\$150.00
Unwarranted and False Alarm Response	per incident (3rd and subsequent response per year)	\$100.00
Fire Watch and Fire Standby		
Personnel- Firefighter	per person per hour or fraction thereof	\$37.50
Personnel- Officer	per person per hour or fraction thereof	\$55.00
Railway Incident Response	per hour or fraction thereof per incident	\$250.00
Technical Rescue Response	per incident	\$250.00

Special Events

Calculated as Itemized Response

Equipment Usage Fees

Command Vehicle	per hour or fraction thereof	\$75.00
Fire Marshal Vehicle	per hour or fraction thereof	\$75.00
Quick Response Vehicle	per hour or fraction thereof	\$120.00
Class A Pumper	per hour or fraction thereof	\$275.00
Aerial Apparatus	per hour or fraction thereof	\$325.00
Tanker Apparatus	per hour or fraction thereof	\$200.00
Brush Truck	per hour or fraction thereof	\$200.00
Rescue Boat	per hour or fraction thereof	\$150.00
Rehab Unit	per hour or fraction thereof	\$100.00
Use of City Loader / Tractor	per hour or fraction thereof	\$375.00
Apparatus on Standby	per hour or fraction thereof	75% Hourly Rate

Equipment Replacement Fees

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

Itemized Response

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

Residential Response

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

Fire Flow Test

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

Fireworks Display Permit (Ordinance 1367)

Singular Display	\$75.00
Multiple Display	\$200.00
Fire Prevention Inspection	\$55.00
Standby Fire Prevention Officer	\$40.00
Standby Fire Crews and Apparatus	\$431.00
Agricultural, Industrial or Wildlife Control Purposes	\$50.00

ANIMAL SERVICES

Pet Registration

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

Impoundment

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

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

Quarantine

Full 10-day Quarantine

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

Rabies Submission Testing Fee

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

Boarding

Per Day and Per Animal

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

Voluntary Relinquishment of Ownership

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

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

Live Trap Rental and Fee(s)

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

Adoption Fee(s)	
Feline Adoption	\$100.00
Canine Adoption	\$125.00
Other Animal Adoption	\$35.00
Dangerous Dog Permit	
	\$125.00
Excess Animal Permit	
	\$75.00

UTILITY FEES

Public Works Call-Out Fee

When assisting Emergency Response Teams	1.5 times pay X per man/hour	
Street Sweeper - Normal Working Hours*		\$50.00
	<i>*Cost per Hour</i>	
Street Sweeper - Outside Working Hours*		\$90.00
	<i>*Cost per Hour</i>	
	<i>*1 hour minimum and billed hourly increments</i>	

Drainage Rates

Cost per Equivalent Residential Unit (ERU)	\$7.50
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Single Family Residential:

Small (<2218 sq ft impervious area)	0.7 ERU	\$5.25
Average (2218 - 3716 sq ft impervious area)	1.0 ERU	\$7.50
Large (3717-8000 sq ft impervious area)	1.5 ERU	\$11.25
Rural Lot (>8000 sq ft impervious area)	2.0 ERU	\$15.00

Commercial:

ERU = Impervious area/2889 sq ft

	ERU	Acres	Max Sq Ft	
Tier 1	1 to 125	8.3	361,125	\$7.50 x ERU
Tier 2	125 to 350	23.2	1,011,150	\$937.50
Tier 3	350 to 550	36.5	1,588,950	\$1,900.00
Tier 5	550 to 750	49.7	2,166,750	\$3,000.00
Tier 5	750 +			\$4,000.00

Account Fees:

Account Set Up Fee	\$50.00
Account Transfer Fee	\$50.00
Administrative Fee	\$50.00
Backflow Administrative Fee	\$3.50
Late Penalty	\$10.00
Daily Hydrant Rental Fee	\$8.00
Return Check Fee	\$25.00
Disconnect List Penalty	\$25.00

Security Deposits:

Residential	\$120.00
Temporary Service Request (5 days or less)	\$40.00
Commercial/Industrial	Two months estimated use
Garbage Only Accounts	\$40.00 \$60.00
Hydrant Meters	\$900.00
Commercial Rolloff Dumpsters	\$800.00

Water Rates

Tier Charges are per 1,000 gallons

Residential:

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

Multifamily:

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

Tier 1	1,001 to 7,000	<i>additional</i>	\$6.19
Tier 2	7,001 to 15,000	<i>additional</i>	\$7.91
Tier 3	15,001 to 30,000	<i>additional</i>	\$9.58
Tier 4	30,001 to 50,000	<i>additional</i>	\$11.25
Tier 5	Over 50,000	<i>additional</i>	\$14.08

Each tier is charged per Living Unity Equivalent (LUE)

Commercial & Hydrant meters:

First 1,000 gallons based on Meter Size (next page)

Tier 1	1,001 to 7,000	<i>additional</i>	\$6.19
Tier 2	7,001 to 15,000	<i>additional</i>	\$7.91
Tier 3	15,001 to 30,000	<i>additional</i>	\$9.58
Tier 4	30,001 to 50,000	<i>additional</i>	\$11.25
Tier 5	Over 50,000	<i>additional</i>	\$14.08

Wholesale meters:

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

Tier 1	1,001 to 30,000	<i>additional</i>	\$6.43
Tier 2	30,001 to 60,000	<i>additional</i>	\$8.22
Tier 3	Over 60,000	<i>additional</i>	\$11.10

Base Rate for first 1,000 gallons based on Meter Size

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

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

Water Acquisition Fee - based on LUE

Meter Size	LUE	
5/8"	1	\$9.00
3/4"	1.5	\$12.00
1"	2.5	\$18.00
1.5"	7	\$24.00
2"	10	\$36.00
3"	20	\$48.00
4"	40	\$72.00
6"	64	\$96.00
8"	112	\$120.00
10"	220	\$144.00

Fire Hydrant

\$18.00

12"

No charge - City meters

Wastewater Rates

Residential

First 3,000 gallons of water used		\$19.03	\$21.12
3,001 + gallons of water used	<i>additional</i>	\$5.55	\$6.16

Commercial

First 3,000 gallons of water used		\$23.65	\$26.26
3,001 + gallons of water used	<i>additional</i>	\$5.55	\$6.16

Multi-family*

First 3,000 gallons of water used		\$23.65	\$26.26
3,001+ gallons of water used	<i>additional</i>	\$5.55	\$6.16

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

Sludge Waste Transporter Permit:	
Per Unit Annually	\$250.00
Meter Installation and Tap Fees	
Meter Installation	
5/8" Meter*	\$80.00
1" Meter*	\$80.00
2" Meter*	\$110.00
3" Meter*	\$175.00
4" Meter*	\$175.00
6" Meter and Up*	\$320.00
Hydrant Meter	\$90.00
Meter Box Replacement Fee* (+10% markup)	\$90.00
	<i>* plus meter cost</i>
Meter Reset Fee	<i>first request</i> \$30.00
	<i>additional requests</i> \$40.00
Water Taps	
Water Impact Fee (if applicable)	\$1,839.00
Short Service (main on same side of street)*	\$750.00
Long Service (main no on same side of street)*	\$1,850.00
	<i>* plus meter/supply cost</i>
Wastewater Taps	
Wastewater Impact Fee (if applicable)	\$873.00
6 feet deep or less	\$1,950.00
Each additional foot over 6 feet	\$400.00
CCMA Fee	\$1,800.00
	<i>Plus Administrative Fee</i> \$30.00
<i>* Due to fluctuation of meter and supply costs, parts will be quoted at time of permitting at our cost plus 10%</i>	

FACILITY FEES

Niemietz Park Large Pavilion

Resident	<i>Mon-Thurs</i>	\$125.00
	<i>Weekend rate</i>	\$150.00
Nonresident	<i>Mon-Thurs</i>	\$165.00
	<i>Weekend rate</i>	\$225.00

Niemietz Meeting Room and Kitchen

Resident		\$200.00
Nonresident		\$275.00

Niemietz Park Baseball Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Niemietz Park Football Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Schlather Park Pavilion

Resident	<i>Mon-Thurs</i>	\$125.00
	<i>Weekend rate</i>	\$150.00
Nonresident	<i>Mon-Thurs</i>	\$165.00
	<i>Weekend rate</i>	\$225.00

Veterans Park Pavilion #1

Resident	<i>Mon-Thurs</i>	\$100.00
	<i>Weekend rate</i>	\$110.00
Nonresident	<i>Mon-Thurs</i>	\$140.00
	<i>Weekend rate</i>	\$150.00

Veterans Park Pavilion #2

Resident	<i>Mon-Thurs</i>	\$75.00
	<i>Weekend rate</i>	\$100.00
Nonresident	<i>Mon-Thurs</i>	\$100.00
	<i>Weekend rate</i>	\$140.00

Al Rich Park Baseball Field

Deposit (refundable after final inspection)		\$150.00
Service fee for maintenance, applicable to all rentals		\$5.00
Resident	<i>per hour</i>	\$30.00
Nonresident	<i>per hour</i>	\$35.00

Fire Department Training Room (occupancy: 56)

Deposit (refundable after final inspection)	\$100.00
Rental fee - 4 hour increment	\$25.00

City Hall Annex Community Room (occupancy: 46)

Deposit (refundable after final inspection)	\$100.00
Rental fee - 4 hour increment	\$25.00

Multi Event Center Fees

Non-Profit Rental Fee	<i>per hour</i>	\$40.00
Non-Profit Light Fee Fee	<i>per hour</i>	\$40.00
	<i>maximum</i>	\$140.00
For-Profit Rental per day (10 hours)	<i>per day</i>	\$750.00
For-Profit Rental each additional hour over 10	<i>per hour</i>	\$125.00
For-Profit Rentals less than 10 hours	<i>per hour</i>	\$100.00
For-Profit Light Fee	<i>per day</i>	\$140.00
Refundable Cleaning Deposit		\$250.00
Security Fee	<i>per officer/per hour</i>	\$65.00
Right to Exhibit Private Advertising		\$125.00
Right to Sell Concessions/Food Trucks present		\$50.00
Marking of the Field (requires 14 days advance notice)		\$250.00
Self-marking of the field	<i>per hour</i>	\$25.00
YMCA field bathroom use		\$100.00
YMCA field bathroom use (deposit)		\$250.00
Fee for leaving gate unlocked		\$50.00

Special Events

Resident	Craft Booth	<i>per event, based on event and location</i>	\$40-\$60
	Food Booth	<i>per event, based on event and location</i>	\$80-\$100
Nonresident	Craft Booth	<i>per event, based on event and location</i>	\$50-\$75
	Food Booth	<i>per event, based on event and location</i>	\$100-\$125
Cibolofest wristbands		<i>per event</i>	\$10.00

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

Senior Program

Annual membership	<i>per individual</i>	\$40.00
	<i>per couple</i>	\$75.00
Semi-monthly membership	<i>per individual</i>	\$20.00
Monthly membership	<i>per individual</i>	\$5.00
Daily rate	<i>per individual</i>	\$2.00

Community Center (occupancy: 162)		
Deposit (refundable after final inspection)		\$250.00
Additional Cleaning fees	<i>minimum per hour, per staff member</i>	\$25.00
Resident	<i>Per hour, 2 hour min (Mon-Thurs)</i>	\$50.00
	<i>per hour, 4 hour min (weekend)</i>	\$75.00
	<i>full day (7am-11pm)</i>	\$500.00
Nonresident	<i>Per hour, 2 hour min (Mon-Thurs)</i>	\$75.00
	<i>per hour, 4 hour min (weekend)</i>	\$100.00
	<i>full day (7am-11pm)</i>	\$750.00

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



B. Presentation and Discussion on the Utility Rate Plan Study performed by Willdan Financial Services.

Meeting	Agenda Group
Monday, October 27, 2025, 5:00 PM	Discussion/Action Item: 5B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

City Council authorized funding for the Utility Rate Study in the City's Fiscal Year 25 Adopted Budget.

BACKGROUND:

The City solicited proposals by RFP in April 2025 and entered into contract with Willdan Financial Services in June 2025 for \$39,420.

During the FY26 budget process, the rate study was being performed by our consultant. Besides a 2% wastewater rate increase, City staff did not recommend utility rate increases pending the conclusion of the study. This study shows additional rate increase for wastewater effective January 1, 2026, related to the anticipated growth in our system, forecasted cost increases from the Cibolo Creek Municipal Authority (CCMA) and the Canyon Regional Water Authority (CRWA), increases in city operating costs, and planned capital improvement projects (CIP) projects. The rate study covers the next 3 to 5 years. Annual rate increases are recommended in each year to fund these increased costs of service and growth in our system.

The biggest impacts on rates include:

- Increase in CRWA Operational Costs, Water Purchases, and Regional Water Participation Costs
- Increase in CCMA WWTP Operational Costs at WWTPs along with South Plant Expansion
- Debt issued for the Design (\$3.825M in late 2025) and Construction (est. \$33.75M with payments beginning in 2027) to expand CCMA South WWTP
- Debt required to fund CIP

The recommended rate increases will impact the average customer (7,500 gallons water consumption/5,000 gallons wastewater winter average) by 3.1%, 8.0%, and 5.0%, in January 2026, October 2026, and October 2027, respectively.

This Utility Rate study does not include new capital improvement projects currently being evaluated in the 2025 impact fee study. The impact fee study will be presented in mid-2026 following the Capital Improvement Advisory Committee's (CIAC) involvement, study, and recommendation on the impact fees. In addition, this rate study does not include wastewater transmission projects that will serve the South Service Area Basin and flow to the CCMA South WWTP; the impact from these projects will be known after City Council provides direction on which project(s) to design and construct, developer contributions, debt issuance, and timing of construction.

STAFF RECOMMENDATION:

Staff recommends moving forward with the rate recommendations made by our consultant by considering a change to our Fee Schedule Ordinance to be effective January 1st. These rate changes are necessary to cover the increased expenses of running a utility and ensures it has adequate revenue from customer accounts to cover costs from CRWA and CCMA, to perform necessary capital improvement projects, to make payments on the expansion to the CCMA South WWTP, and increased operational costs.

FINANCIAL IMPACT:

Increase in revenues for water and wastewater to ensure the Utility Fund remains self-sufficient operating fund, including covering capital improvements to ensure a well maintained system and to expand for future growth/expansion of our utility system.

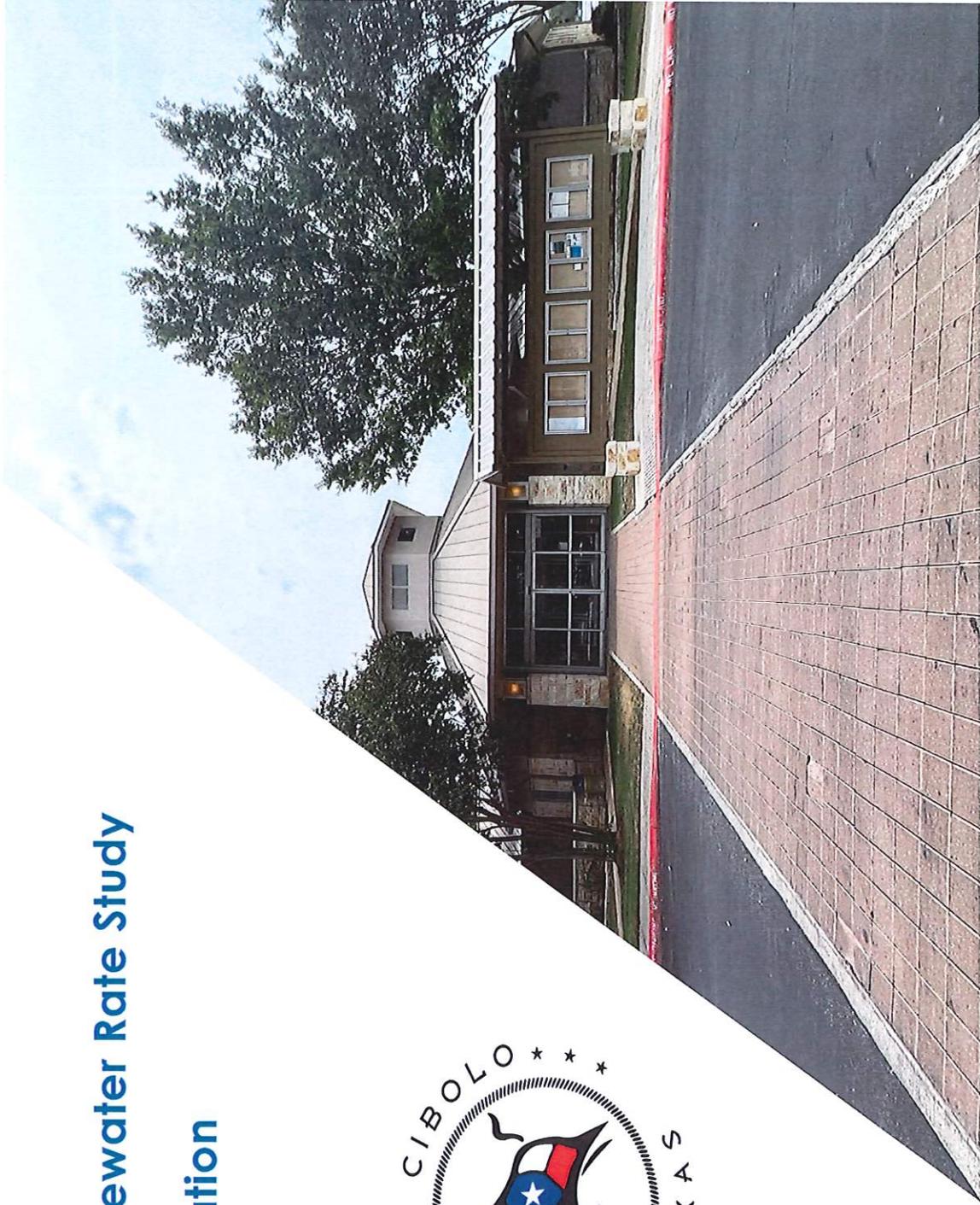
MOTION(S):

Guidance from City Council will be sought during City Council's regular agenda.

Attachments

[CC Presentation 2025-10-27 - Utility Rate Plan Recommendation](#)

2025 Water and Wastewater Rate Study
City Council Presentation
October 2025



WILLDAN CLIENT EXPERIENCE | USA & INTERNATIONAL

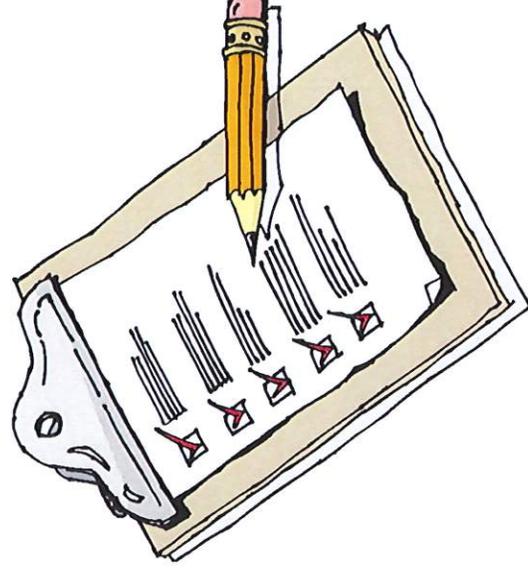


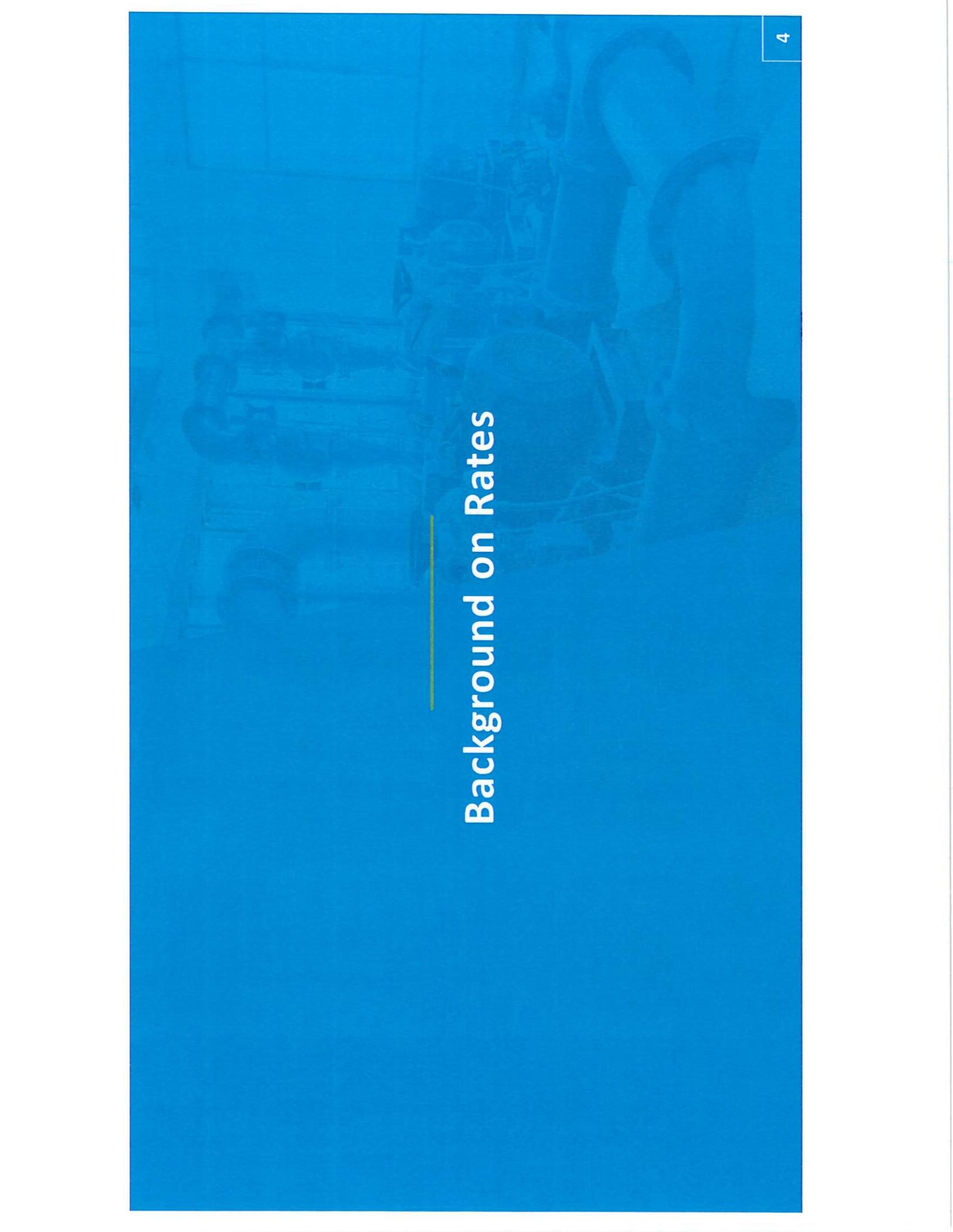
- Over 500 financial consulting projects throughout the south and southwest, including over 350 utility rate studies
- Project Manager Dan Jackson based in Plano. Over 40 years utility rates study experience domestic and international.
- Project Analyst Dan Lanning based in Plano. Over 35 years utility rates study experience domestic and international.



Presentation Format

- Background on Rates
- Forecast Accounts and Volumes
- Revenue Requirements
- Recommended Rate Plan
- Next Steps



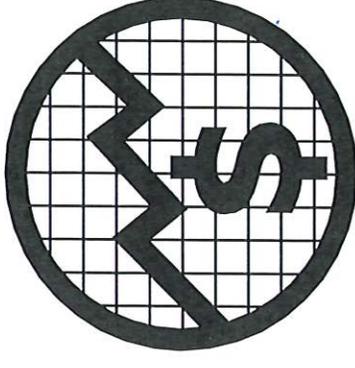


Background on Rates



Facts about Water and Wastewater Service in the 21st Century

- Average utility has been increasing rates 5-6% per year, trend expected to continue
- AWWA forecasts that water and wastewater rates across the U.S. will triple in the next 15 years
- Rate adjustments are primarily due to reasons beyond a utility's control – Wholesale providers passing along cost increases, inflation, Capital Improvement Plans, etc.
- Increased federal and state regulations on water and wastewater treatment are also leading to higher costs
- **30-40% of utilities charge rates that do not cover their costs**



Today's Presentation – Factors and Objectives

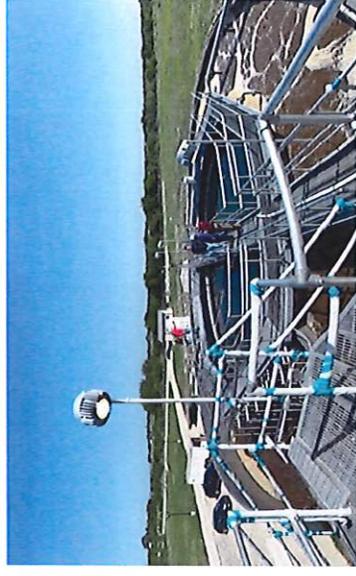
- **Factors impacting City of Cibolo's rates:**
 - \$11,946,001 in capital improvements over next 3-5 years that serve development flowing to the North CCMA WWTP are needed to overhaul and expand system;
 - CCMA South WWTP requires expansion to serve future growth. There is an opportunity to partner with new development to fund infrastructure; and
 - Operating costs increasing

- **Feedback requested from Council:**

- Amount of direct and debt funding for CIP
- Length of rate plan: 3 or 5 years



CCMA South Plant 0.5 MGD, Phase I



CCMA South Plant 0.5 MGD, Phase I

Current Water and Wastewater Rates Effective October 2025



Water Rates

Residential Rates		Commercial/MF/Wholesale Rates	
Minimum Charge	\$ 28.00	Minimum Charge by Meter Size:	\$
Volume Rate (per 1,000 Gallons)		5/8"	28.00
1,200	7,000	3/4"	35.65
7,001	15,000	1"	60.10
15,001	30,000	1 1/2"	163.80
30,001	50,000	2"	240.25
50,001	Above	3"	480.50
		4"	961.00
		6"	1,528.80
		8"	2,620.80
		10"	5,241.60

Special Rate*

Minimum Charge	\$ 13.50	Volume Rate (per 1,000 Gallons) -- Commercial/MF	
		1,000	6.19
		7,001	7.91
		15,001	9.58
		30,001	11.25
		50,001	14.08
		Above	
		Volume Rate (per 1,000 Gallons) -- Wholesale	
		1,000	6.43
		30,001	8.22
		60,001	11.10
		Above	

* Special Rate for residential customers using less than 1,200 gallons per month.



Wastewater Rates

Minimum Charge	\$ 19.02
Volume Rate (per 1,000 Gallons)	
3,001	5.55
Above	
Commercial & Multifamily Rates	
Minimum Charge	\$ 23.65
Volume Rate (per 1,000 Gallons)	
3,001	5.55
Above	

Reflects 2.0% WW increase effective Oct. 2025

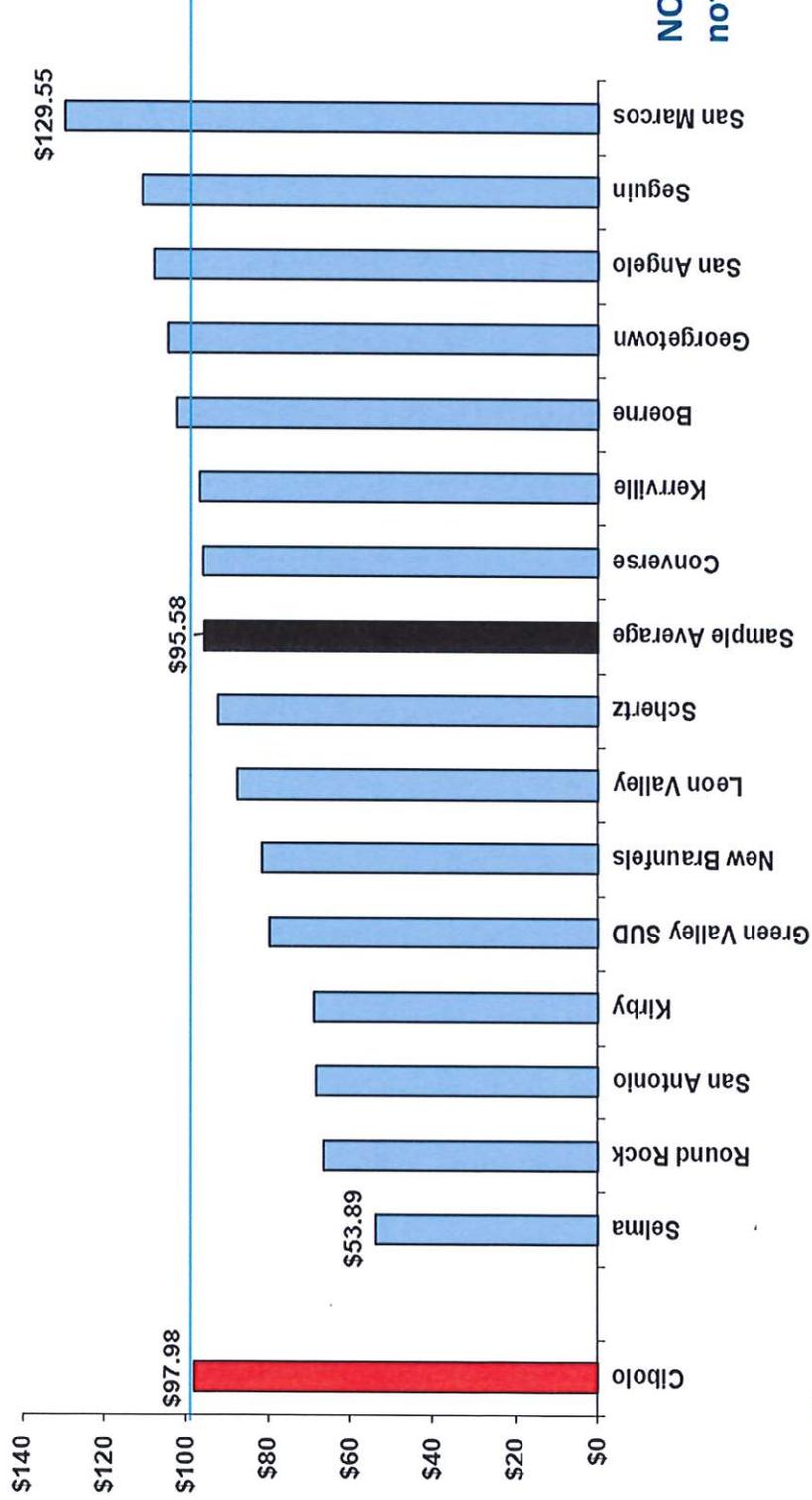
Monthly Water Acquisition Fee

Minimum Charge by Meter Size:		\$
5/8"	9.00	
3/4"	12.00	
1"	18.00	
1 1/2"	24.00	
2"	36.00	
3"	48.00	
4"	72.00	
6"	96.00	
8"	120.00	
10"	144.00	

Residential Rate Comparison 7,500 Gallons Water/5,000 Gallons WW



*Rates as of June 2025

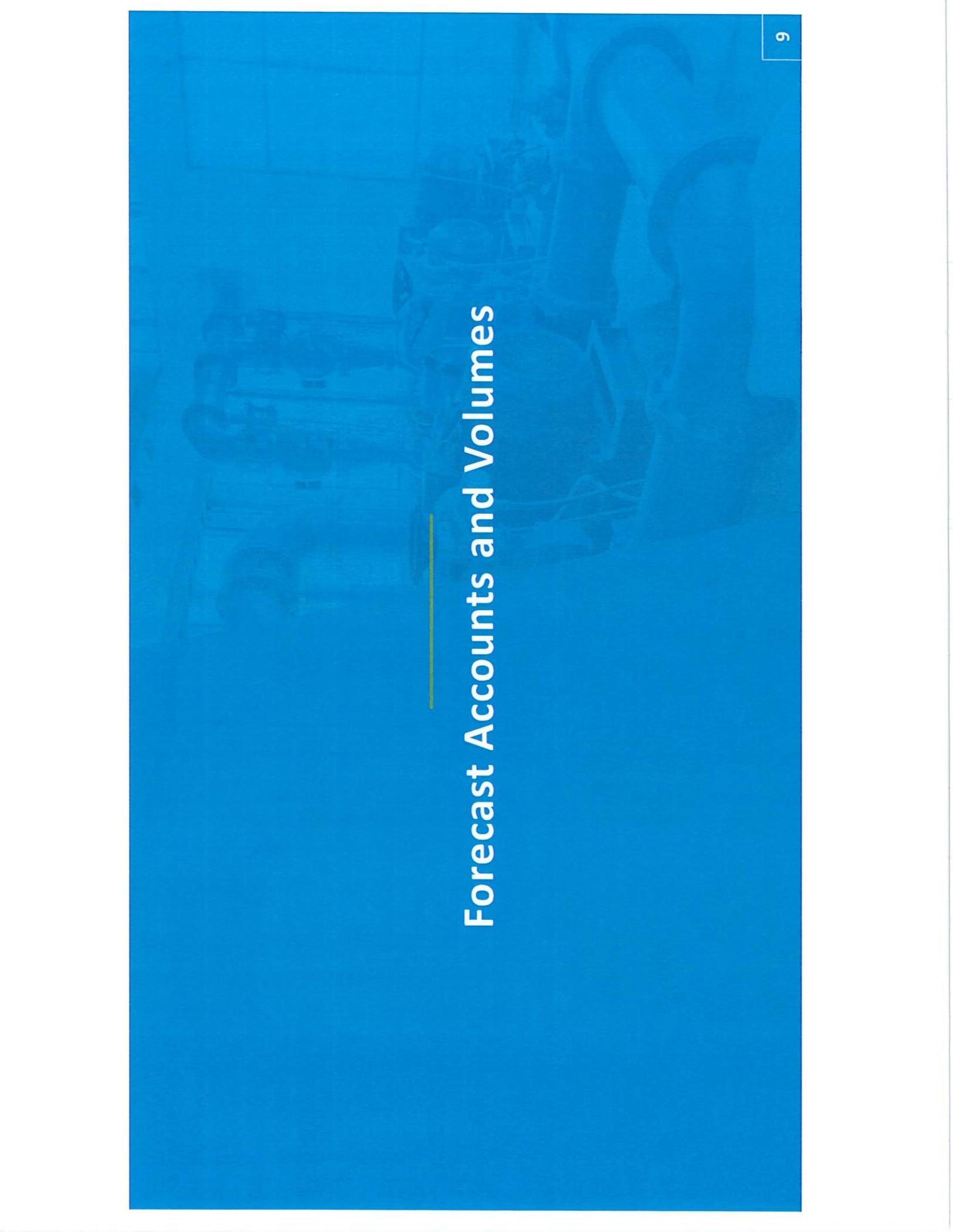


Monthly Charge Calculation

Water			
Base Charge	\$	28.00	
1,201 -- 7,000		35.90	
7,001 -- 7,500		3.96	
		67.86	
Wastewater			
Base Charge		19.02	
3,001 -- 5,000		11.10	
		30.12	
TOTAL			97.98

NOTE: \$9.00 acquisition fee not included in calculation.



A blue-tinted photograph of a construction site. In the foreground, there are several workers wearing hard hats and safety vests, some are looking towards the camera. In the background, there are various pieces of construction equipment, including what looks like a large crane or hoist, and some structural elements of a building under construction. The overall scene is busy and industrial.

Forecast Accounts and Volumes

Current Year Water and Wastewater Accounts



WATER Customers		WASTEWATER Customers	
Residential	6,508	Residential	11,638
Commercial	394	Commercial	283
Wholesale	1		
Special Rate	<u>361</u>		
Total	7,264	Total	11,921

Multifamily included in Commercial

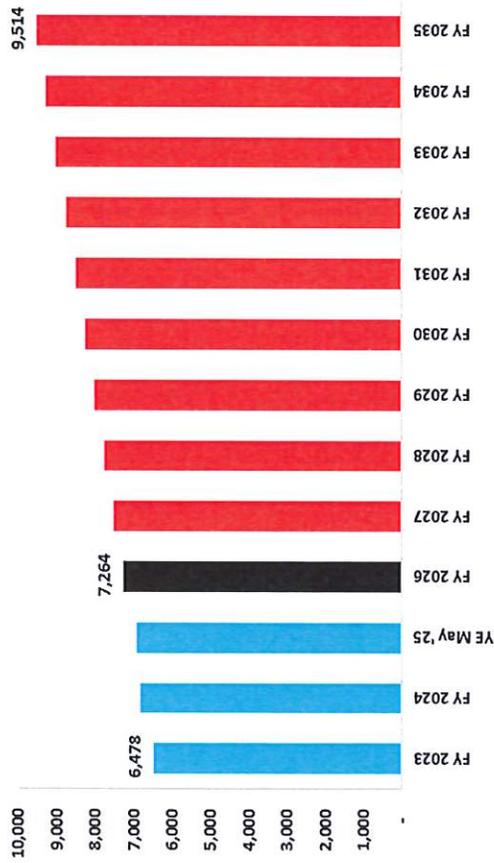
NOTE: a significant portion of City's water service area is served by Green Valley Special Utility District (GVSUD)



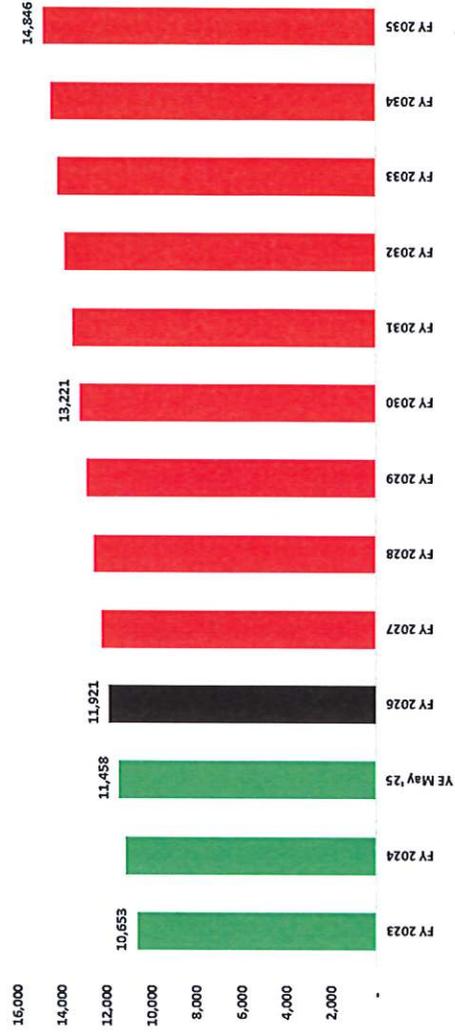


Historical and Forecast Water and Wastewater Accounts

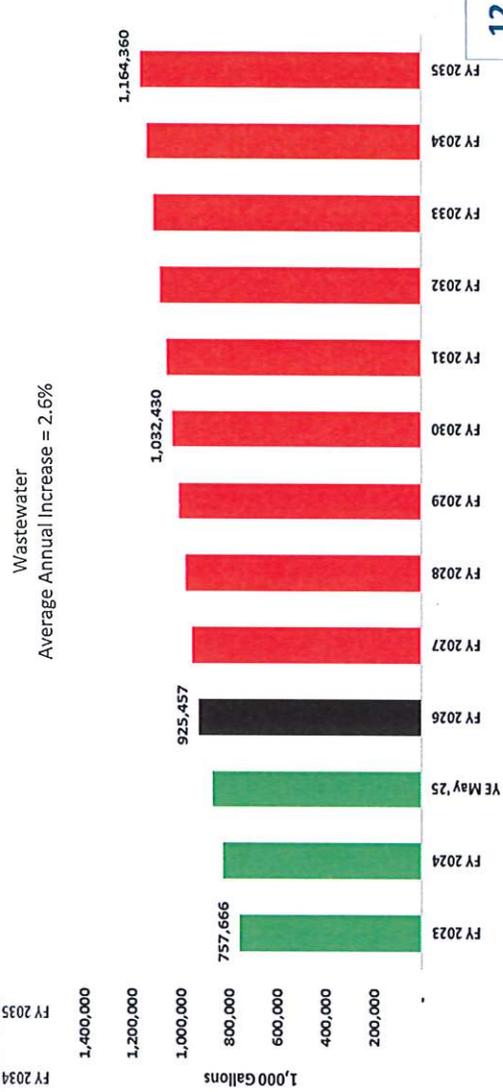
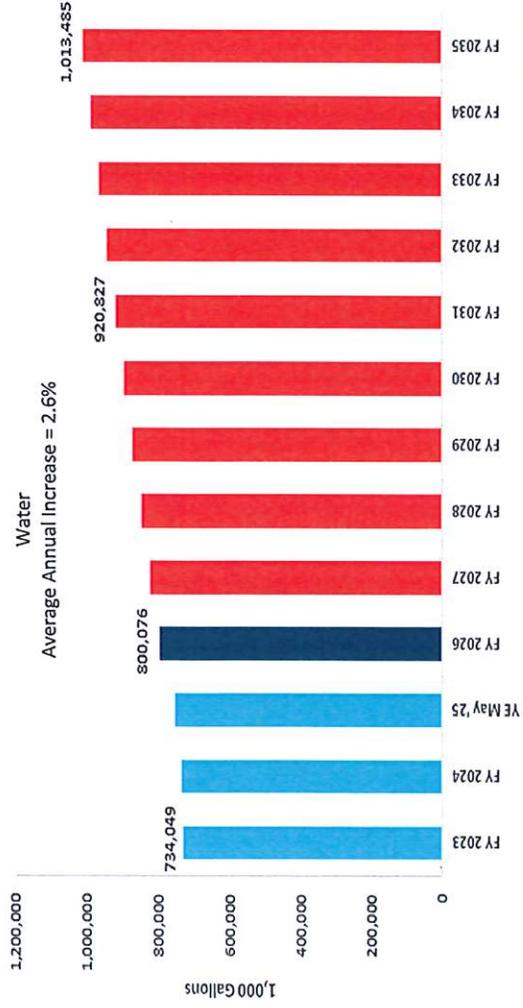
Water
Average Annual Increase = 230 accounts (3.04%)

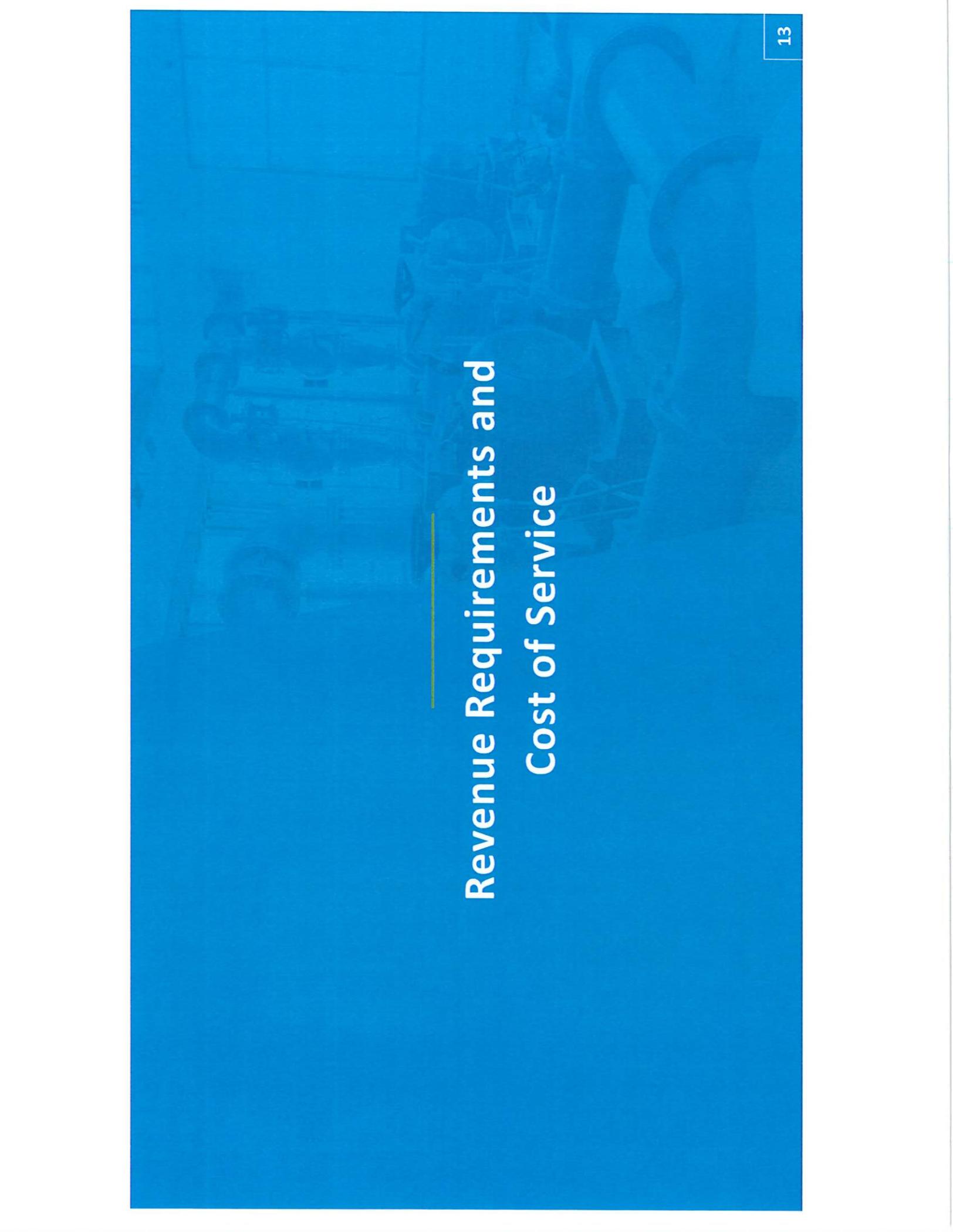


Wastewater
Average Annual Increase = 324 accounts (2.47%)



Test Year and Forecast Annual Water Billed Consumption





Revenue Requirements and Cost of Service

10 Year Forecast Primary Assumptions



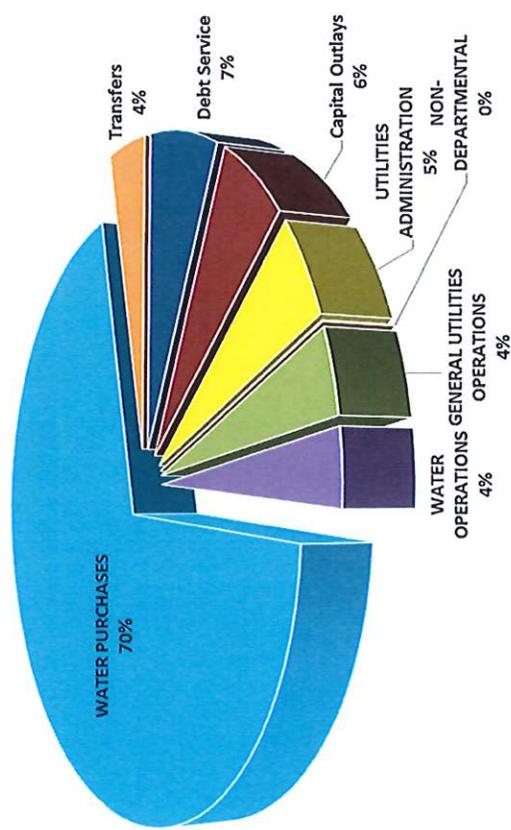
- **Biggest Impacts on Rate Plan** (See next slide)
 - Increase in CRWA Operational Costs, Water Purchases, and Regional Water Participation Costs
 - Increase in CCMA WWTP Operational Costs at WWTPs along with South Plant Expansion
 - Debt issued for the Design (\$3.825M in late 2025) and Construction (est. \$33.75M with payments beginning in 2027) to expand CCMA South WWTP
 - Debt required to fund CIP
- **Other Recurring Impacts on Rate Plan** (See next slide)
 - Most personnel and operating expenses increase 3.0% per year
 - Certain expenses (insurance/workers comp/health care) increase at higher rates
 - Certain expenses will increase with volume and customer growth (electricity/chemicals)



FY 2026 Cost of Service



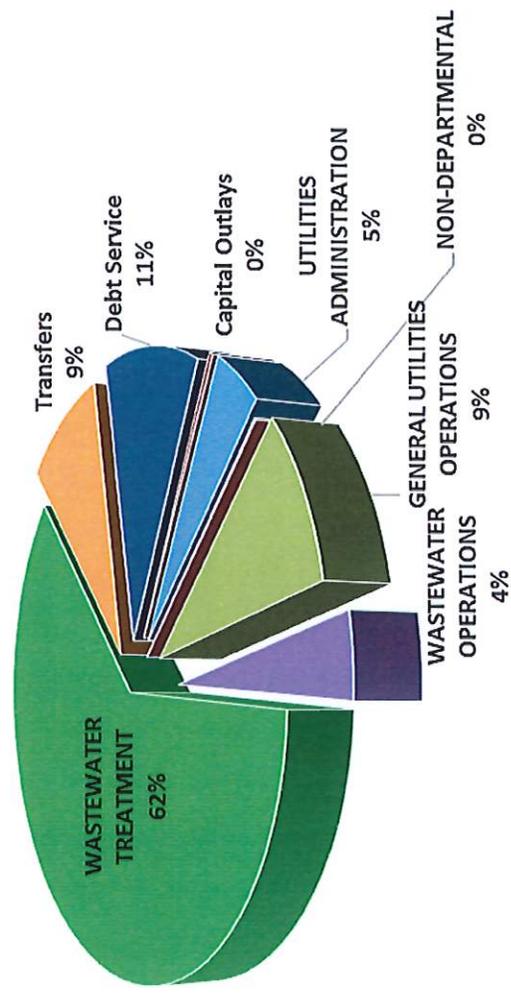
Water = \$9,392,054



Note: 83% of Water Purchases costs are CRWA charges



Wastewater = \$6,615,996



100% of Wastewater Treatment costs are CCMA charges

Water Reserves, Purchases and Regional Authority Participation



	2026	2027	2028	2029	2030
Water Acquisition Costs					
CRWA Expenses					
Raw Water	\$ 626,050	\$ 657,353	\$ 690,220	\$ 724,731	\$ 760,968
Purchased Water	905,219	1,007,766	1,120,579	1,244,637	1,381,008
M&O	2,027,938	2,129,335	2,235,802	2,347,592	2,464,971
Administration	377,950	396,848	416,690	437,524	459,401
Loan Payment	1,572,300	1,626,882	1,629,621	1,616,159	1,573,979
Sub-Total	5,509,457	5,818,183	6,092,912	6,370,643	6,640,327
City of Schertz	95,000	97,850	100,786	103,809	106,923
Future Water Acquisition	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total	6,604,457	6,916,033	7,193,697	7,474,452	7,747,250





CCMA Forecast Payments (Wastewater)

	2026	2027	2028	2029	2030
CCMA Costs					
Unit Rate	\$ 4,115,000	\$ 4,321,551	\$ 4,532,559	\$ 4,799,082	\$ 5,324,315
Series 2014 South Plant Phase I	205,125	206,425	356,325	356,325	358,500
Series 2025 South Plant Expansion	151,406	1,418,956	2,468,381	2,471,825	2,468,656
Total	4,471,531	5,946,932	7,357,265	7,627,232	8,151,471

NOTE: The South Wastewater Treatment Plant (WWTP) Phase I and Expansion to 3.0 MGD costs will be spread to new customers as the south service area develops.



Water and Wastewater CIP FY26 – FY30



WATER PROJECTS

FM 1103 Phase II Utility Relocation Match 50/50 W/WW	\$	2,773,806
Cibolo South Neighborhood Project		1,000,000
Haeckerville Rd. Extension		1,556,295
Total Water Projects	\$	5,330,101

WASTEWATER PROJECTS

FM 1103 Phase II Utility Relocation Match 50/50 W/WW	\$	678,341
Lift Station Decommission		2,414,903
8" Sanitary Sewer Replacement		-
Venado Sanitary Sewer Installation		3,522,656
Total Wastewater Projects	\$	6,615,900

Total Water and Wastewater Projects	\$	11,946,001
--	-----------	-------------------

NOTE: Utility Rate study does not include new capital improvement projects currently being evaluated in the 2025 impact fee study.

The wastewater projects listed here will flow to the CCMA North WWTP.

This list does not include wastewater projects that will serve the South Service Area Basin and flow to the CCMA South WWTP.

CIP Funding = Developer Contributions (e.g., ongoing MUD negotiations), Impact Fees, and Debt Issues





CIP Project Funding FY26 – FY30

- Reflects staff and project team assumptions regarding CIP project funding
 - Impact Fee reserves used to fund eligible CIP projects; plus
 - \$5.5M in new debt issued over 2026-2030 timeframe
- Council to approve ultimate CIP financing plan:
 - Existing bond funds
 - Impact fees
 - Fund balance
 - New debt

Term = 20 Years
Interest = 4.0%

Forecast Bond Issues

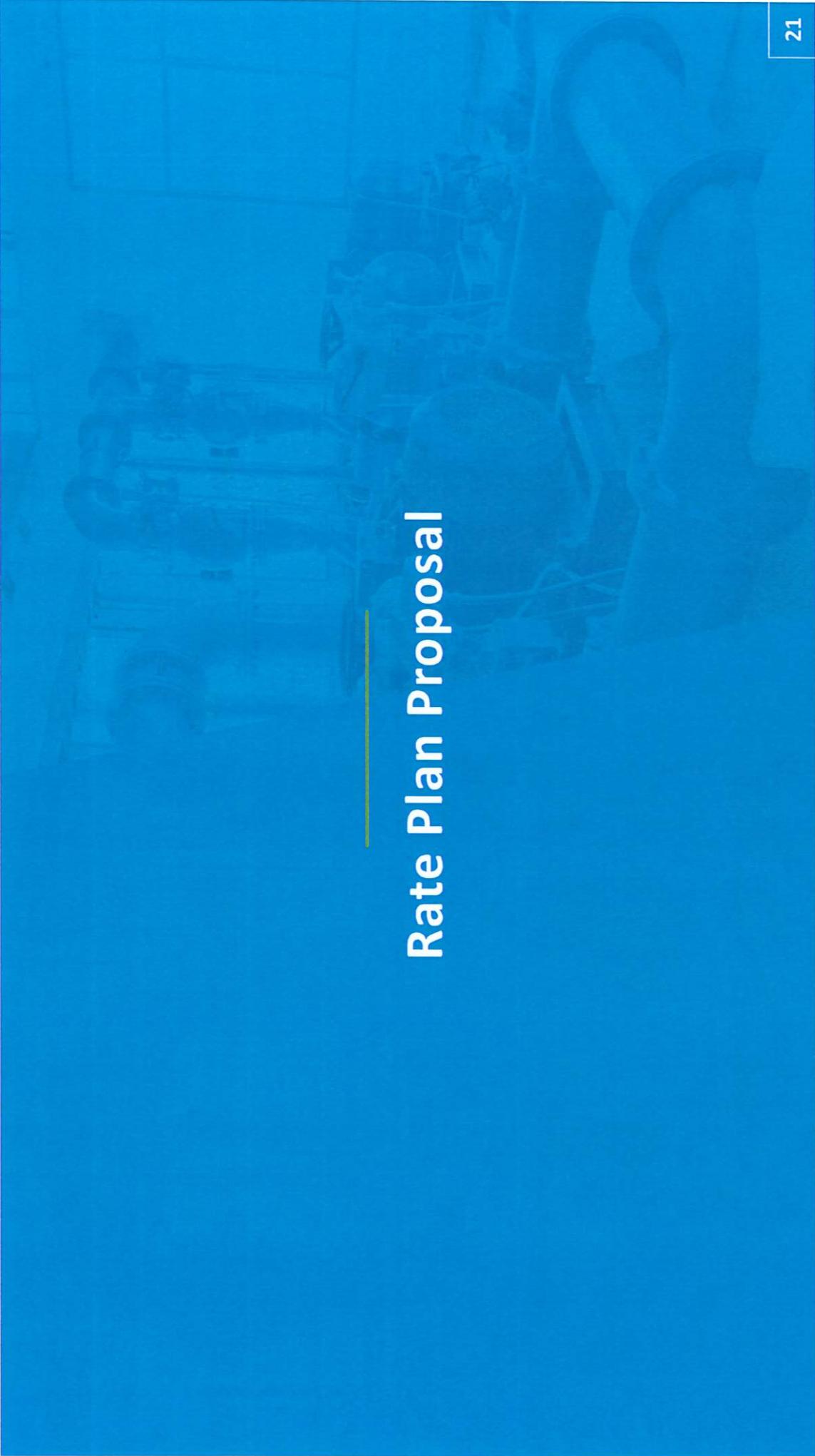


Water and Wastewater Forecast Cost of Service



	2026	2027	2028	2029	2030
WATER					
Operating	\$ 1,193,779	\$ 1,237,928	\$ 1,304,067	\$ 1,394,410	\$ 1,468,978
Water Acquisition	6,604,457	6,916,033	7,193,697	7,474,452	7,747,250
Capital Outlays	572,516	627,316	740,316	840,316	940,316
Current Debt	650,386	666,586	556,256	551,750	552,650
Future Debt	-	-	260,111	260,111	260,111
Transfers	370,915	382,043	393,504	405,309	417,468
Total	9,392,054	9,829,906	10,447,953	10,926,349	11,386,774
WASTEWATER					
Operating	\$ 1,201,488	\$ 1,250,594	\$ 1,335,077	\$ 1,458,547	\$ 1,555,372
CCMA – WW Treatment	4,471,531	5,946,932	7,357,265	7,627,232	8,151,471
Capital Outlays	24,572	37,772	24,772	24,772	24,772
Current Debt	309,705	77,520	-	-	-
Future Debt	-	-	-	-	148,635
Transfers	608,701	626,962	645,771	665,144	685,098
Total	6,615,996	7,939,780	9,362,884	9,775,695	10,565,349
Water/WW Total	16,008,050	17,769,686	19,810,837	20,702,044	21,952,123



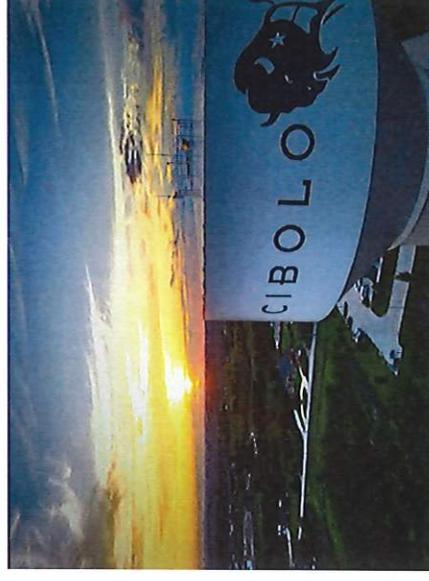


Rate Plan Proposal

Notes on Rate Proposal



- Recommend implementing a **3-year rate plan** with first adjustment in **January 2026** and additional adjustments in **October 2026** and **October 2027**
 - A 3-year plan will allow the City to re-evaluate rates after the CCMA South Plant design is complete, and CCMA enters into a construction contract for the expansion in mid-2027; the CCMA South WWTP timeline shows construction to start around August 2027.
 - Re-evaluate wastewater rates in 2027 for 2028 and beyond
- **City has option of extending the proposal to a 5-year plan**
- No change in current rate structure
- Rate plan should be reviewed annually due to potential changes in operations and CIP





Recommended Rate Plan -- Water

	Current	Effective			Recommended	
		Jan-26	Oct-26	Oct-27	Oct-28	Oct-29
Water Rates - Residential						
Special Rate (less than 1,200 gal. per month)	\$ 13.50	\$ 13.50	\$ 14.45	\$ 14.73	\$ 15.03	\$ 15.33
Residential Monthly Minimum Charge (includes 1,200 Gallons)	28.00	28.00	29.96	30.56	31.17	31.79
Residential Volume Rate Per 1,000 Gal						
1,200	6.19	6.19	6.62	6.76	6.89	7.03
7,001	7.91	7.91	8.46	8.63	8.81	8.98
15,001	9.58	9.58	10.25	10.46	10.66	10.88
30,001	11.25	11.25	12.04	12.28	12.52	12.77
50,001	14.08	14.08	15.07	15.37	15.67	15.99
Water Rates -- Commercial/MF/Wholesale						
Monthly Minimum Charge (includes 1,000 Gallons)	28.00	28.00	29.96	30.56	31.17	31.79
5/8"	35.65	35.65	38.15	38.91	39.69	40.48
3/4"	60.10	60.10	64.31	65.59	66.91	68.24
1"	163.80	163.80	175.27	178.77	182.35	185.99
1 1/2"	240.25	240.25	257.07	262.21	267.45	272.80
2"	480.50	480.50	514.14	524.42	534.91	545.60
3"	961.00	961.00	1,028.27	1,048.84	1,069.81	1,091.21
4"	1,528.80	1,528.80	1,635.82	1,668.53	1,701.90	1,735.94
6"	2,620.80	2,620.80	5,608.51	5,720.68	5,835.10	5,951.80
8"	5,241.60	5,241.60	5,608.51	5,720.68	5,835.10	5,951.80
10"	6.19	6.19	6.62	6.76	6.89	7.03
Volume Rate Per 1,000 Gal -- Commercial/MF	7.91	7.91	8.46	8.63	8.81	8.98
1,000	9.58	9.58	10.25	10.46	10.66	10.88
7,001	11.25	11.25	12.04	12.28	12.52	12.77
15,001	14.08	14.08	15.07	15.37	15.67	15.99
30,001	6.43	6.43	6.88	7.02	7.16	7.30
50,001	8.22	8.22	8.80	8.97	9.15	9.33
Above	11.10	11.10	11.88	12.11	12.36	12.60

Average Residential Customer would see NO increase in Water rate in January 2026, but would see an increase of \$4.75 in October 2026





Recommended Rate Plan – Wastewater and Additional Fees

	Effective				Recommended	
	Current	Jan-26	Oct-26	Oct-27	Oct-28	Oct-29
Water Acquisition Fee						
5/8"	\$ 9.00	\$ 9.00	\$ 9.45	\$ 9.92	\$ 10.42	\$ 10.94
3/4"	12.00	12.00	12.60	13.23	13.89	14.59
1"	18.00	18.00	18.90	19.85	20.84	21.88
1 1/2"	24.00	24.00	25.20	26.46	27.78	29.17
2"	36.00	36.00	37.80	39.69	41.67	43.76
3"	48.00	48.00	50.40	52.92	55.57	58.34
4"	72.00	72.00	75.60	79.38	83.35	87.52
6"	96.00	96.00	100.80	105.84	111.13	116.69
8"	120.00	120.00	126.00	132.30	138.92	145.86
10"	144.00	144.00	151.20	158.76	166.70	175.03

Average Residential Customer would see an increase of \$3.31 in their Wastewater rate in January 2026 and another increase of \$3.68 in October 2026.

	Effective				Recommended	
	Current	Jan-26	Oct-26	Oct-27	Oct-28	Oct-29
Wastewater Rates - All Classes						
Residential Monthly Minimum Charge (includes 3,000 Gallons)	\$ 19.02	\$ 21.12	\$ 23.44	\$ 26.02	\$ 28.36	\$ 30.91
Commercial Monthly Minimum Charge (includes 3,000 Gallons)	23.65	26.26	29.14	32.35	35.26	38.43
Volume Rate/1,000 Gal 3,001 Above	5.55	6.16	6.84	7.59	8.27	9.02

NOTE: 1/Water Acquisition fee used to fund CVLGC and water acquisition reserve (\$1.0 m/yr);
2/WW current rates include 2% increase effective Oct. 2025.



Rate Plan Impact on W & WW Monthly Charges



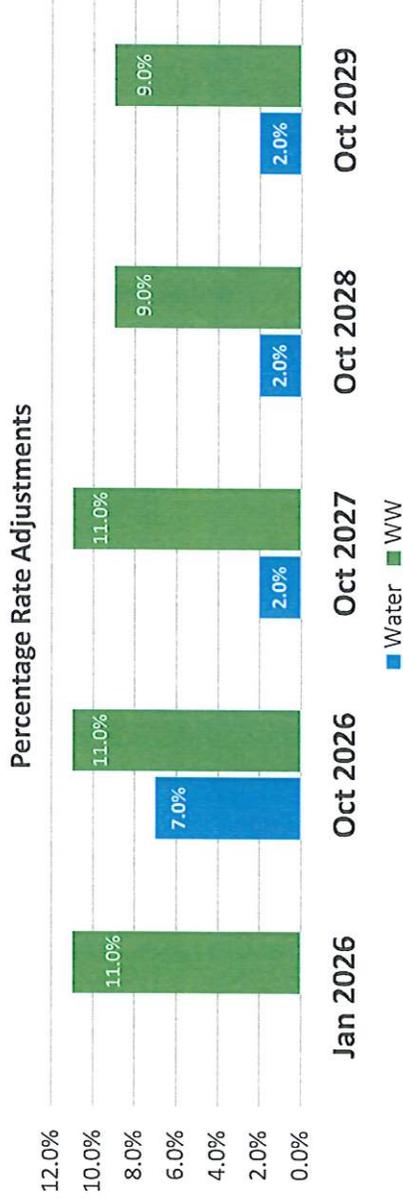
	Effective			Recommended	
	Jan-26	Oct-26	Oct-27	Oct-28	Oct-29
Residential Monthly Charge - 5/8"					
1,000 Gal Water	41.52	43.62	50.67	53.81	57.18
Total	\$ 41.52	\$ 43.62	\$ 50.67	\$ 53.81	\$ 57.18
Increase -- \$	2.09	3.72	3.34	3.13	3.37
7,500 Gal Water					
5,000 Gal WW	106.98	119.17	125.18	130.86	136.93
Total	106.98	119.17	125.18	130.86	136.93
Increase -- \$	3.31	8.88	6.01	5.68	6.07
15,000 Gal Water					
5,000 Gal WW	178.83	196.05	203.59	210.85	218.52
Total	178.83	196.05	203.59	210.85	218.52
Increase -- \$	3.31	13.91	7.54	7.25	7.67
Comm. & Multifamily Monthly Charge - 1"					
40,000 Gal Water	654.68	679.86	777.86	815.64	856.15
Total	654.68	679.86	777.86	815.64	856.15
Increase -- \$	25.19	57.58	40.42	37.77	40.52



NOTE: Acquisition fee is included in these calculations



Impact of Rate Proposal



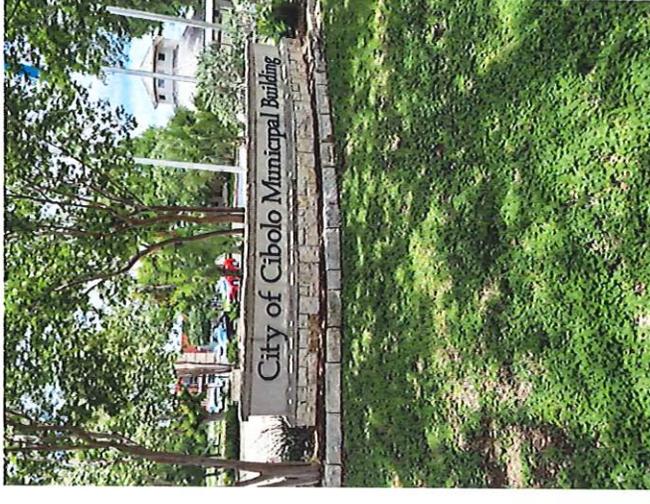
Percentage Impact on Average Residential User Monthly Charge
7,500 Gal Water; 5,000 Gal WW

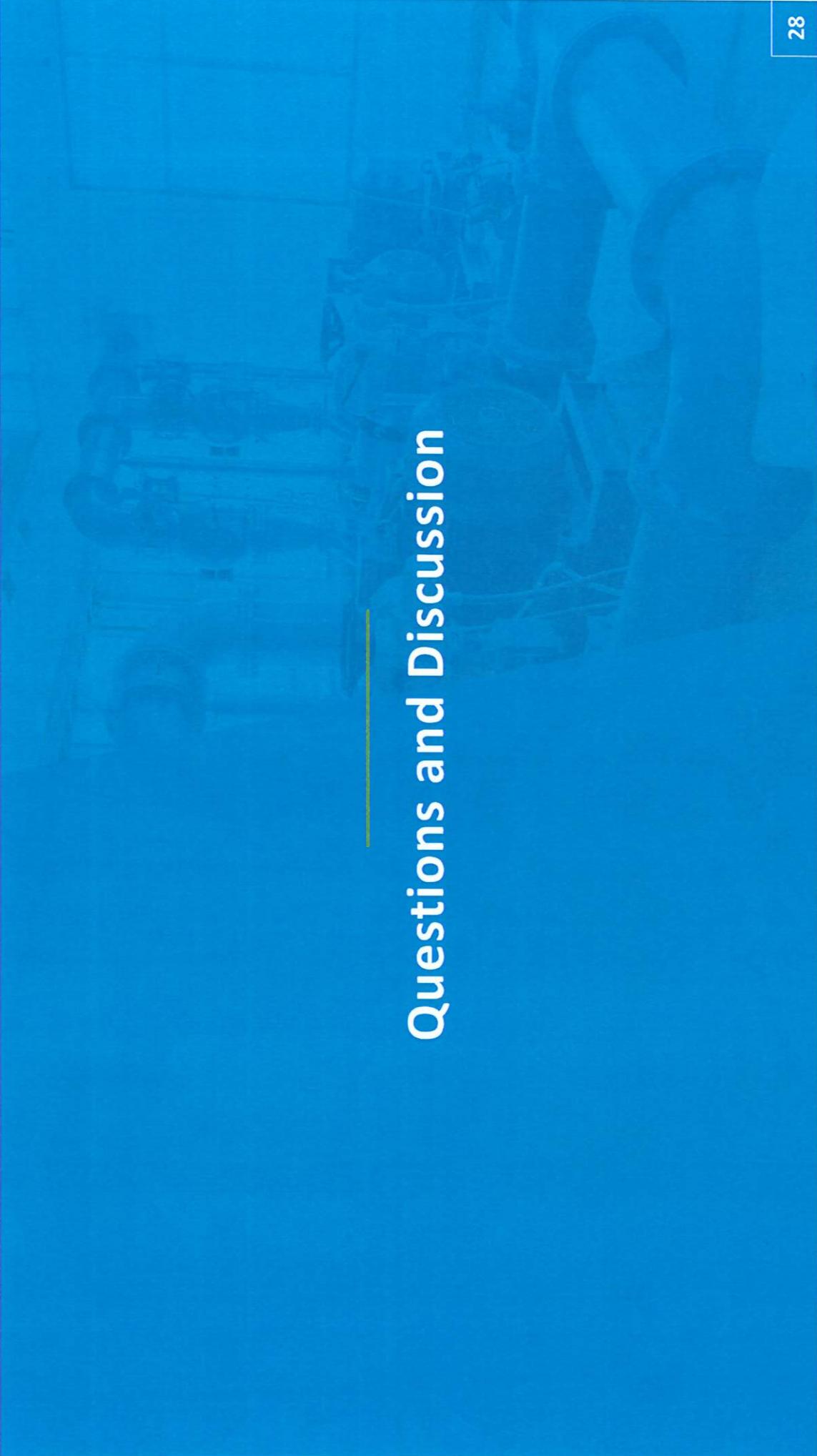


Summary and Next Steps



- Rate plan is required to maintain utility's financial health, fund CIP projects, and finance CCMA South WWTP expansion
- **Request direction from Council on following:**
 - Confirm use of Impact Fees to fund CIP to greatest extent possible to reduce new debt; and
 - 3 year vs. 5 year rate plan implementation





Questions and Discussion

Disclosure



Willdan Financial Services ("Willdan") is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority. As part of its SEC registration Willdan is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Willdan. Pursuant to MSRB Rule G-42, Willdan is required to disclose any legal or disciplinary event that is material to Client's evaluation of Willdan or the integrity of its management or advisory personnel. Willdan has determined that no such event exists. Copies of Willdan's filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at: <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either Willdan Financial Services or for our CIK number which is 0001782739.

For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.





City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution Approving a Bond Order Adopted by the Board of Directors of the Cibolo Creek Municipal Authority authorizing the Issuance of Obligations Designated as "CIBOLO CREEK MUNICIPAL AUTHORITY CONTRACT REVENUE BONDS, SERIES 2025 (SOUTH WASTEWATER TREATMENT PLANT EXPANSION PROJECT)" Pursuant to a Delegated Sale; Approving, Ratifying, Reconfirming, and Readopting the provisions of a Regional Wastewater Treatment Contract; Authorizing the Mayor, the Mayor Pro Tem, the City Manager, and the City Secretary of the City of Cibolo, Texas to execute on behalf of the City of Cibolo, Texas all documents in connection with this transaction; and other matters in connection therewith. (Mr. Reed)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Resolutions Item: 12A.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

On September 9, 2025, City Council approved the execution of the Regional Wastewater Treatment Contract between Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo regarding the expansion project to the South Wastewater Treatment Plant.

BACKGROUND:

This \$8.5 million debt issuance will provide for the design work for CCMA's South Plant expansion. The agreement authorized in September outlines the City's obligation for the expansion at 45% of the total, or \$3.825M. Our repayment will occur over the next twenty (20) years beginning in 2026.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution authorizing the issuance of CCMA bonds.

FINANCIAL IMPACT:

The initial debt obligation was budgeted in the FY26 Utility Fund budget and future debt payments were considered in the City's recent utility rate study.

MOTION(S):

I move that the City Council approve (or disapprove) a Resolution authorizing the Issuance of the "CIBOLO CREEK MUNICIPAL AUTHORITY CONTRACT REVENUE BONDS, SERIES 2025 (SOUTH WASTEWATER TREATMENT PLANT EXPANSION PROJECT)" pursuant to a delegated sale and approving, ratifying, reconfirming and readopting the provisions of a regional wastewater treatment contract.

Attachments

[Resolution.pdf](#)

[September 9th agenda item for CCMA agreement](#)

RESOLUTION NO. _____

APPROVING A BOND ORDER ADOPTED BY THE BOARD OF DIRECTORS OF THE CIBOLO CREEK MUNICIPAL AUTHORITY AUTHORIZING THE ISSUANCE OF OBLIGATIONS DESIGNATED AS “CIBOLO CREEK MUNICIPAL AUTHORITY CONTRACT REVENUE BONDS, SERIES 2025 (SOUTH WASTEWATER TREATMENT PLANT EXPANSION PROJECT)” PURSUANT TO A DELEGATED SALE; APPROVING, RATIFYING, RECONFIRMING, AND READOPTING THE PROVISIONS OF A REGIONAL WASTEWATER TREATMENT CONTRACT; AUTHORIZING THE MAYOR, THE MAYOR PRO TEM, THE CITY MANAGER, AND THE CITY SECRETARY OF THE CITY OF CIBOLO, TEXAS TO EXECUTE ON BEHALF OF THE CITY OF CIBOLO, TEXAS ALL DOCUMENTS IN CONNECTION WITH THIS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

Section 1. The City Council (the “City Council”) of the City of Cibolo, Texas (the “City”) has reviewed and hereby approves (i) the Bond Order as to form and content, including the factual findings contained therein and all documents referenced therein, adopted by the Board of Directors of the Cibolo Creek Municipal Authority (the “Authority”) on November 13, 2025 relating to the issuance of obligations designated as “Cibolo Creek Municipal Authority Contract Revenue Bonds, Series 2025 (South Wastewater Treatment Plant Expansion Project)” (the “Bonds”), (ii) the Bonds will be sold to Robert W. Baird & Co. Incorporated, as the authorized representative of a group of underwriters (the “Underwriters”), (iii) the Regional Wastewater Treatment Contract, including the factual findings contained therein, previously approved and executed between the City and the Authority (the “Contract”) which provides certain security for the payment of the Bonds is hereby approved, ratified, reconfirmed, and readopted, (iv) the bond purchase contract (the “Purchase Contract”) authorizing the sale of the Bonds to the Underwriters, (v) the Sale and Offering Documents (as defined in the Contract), including, but not limited to, the City’s annual continuing disclosure requirements in accordance with the Rule (as defined in the Contract), and (vi) the City’s obligations under the Contract and acknowledges that the payment of principal of and interest on such Bonds is payable solely from the Bond Payments (as defined in the Contract) to be made by the City to the Authority under and pursuant to the Contract and by the City of Schertz, Texas under and pursuant to the terms of its separate "Regional Wastewater Treatment Contract" with the Authority. The Mayor, Mayor Pro Tem, City Manager, and the City Secretary (the “Authorized Officials”) of the City are hereby authorized to execute on behalf of the City, the Purchase Contract and any and all documents in connection with this transaction. This resolution may be relied upon by the appropriate representatives of the parties to this transaction and the Texas Attorney General in his review and approval of this transaction.

Section 2. The City Council recognizes that Section 48 of the Bond Order contains covenants of the City relating to the Bonds. Since certain financial information, financial status, operating data, and annual audits of the City's utility system will be entirely within the control and disposition of the City, and the Preliminary Official Statement and the Final Official Statement prepared in connection with the issuance of the Bonds (together, the "Official Statement"), describe a continuing disclosure undertaking agreement (the "Undertaking") of the City, the City Council specifically adopts the covenants hereinafter described, which comprise the Undertaking, and shall comply therewith for so long as all or any portion of the Bond Payments made by the City under the Contract act as security for or a source of repayment of the Bonds.

A. Definitions.

As used in this Section, the following terms have the meanings ascribed to such terms below:

EMMA means the MSRB's Electronic Municipal Market Access system, accessible by the general public, without charge, on the internet through the uniform resource locator (URL) <http://www.emma.msrb.org>.

MSRB means the Municipal Securities Rulemaking Board.

Rule means SEC Rule 15c2-12, as amended from time to time.

SEC means the United States Securities and Exchange Commission.

B. Annual Reports.

The City shall file annually with the MSRB, (1) within six months after the end of each fiscal year of the City ending in or after 2025, financial information and operating data with respect to the City of the general type included in the final Official Statement authorized by Section 33 of the Bond Order, being the information described in Exhibit D thereto, and (2) if not provided as part of such financial information and operating data, audited financial statements of the City, when and if available. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles described in Exhibit D thereto, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the City commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the City shall file unaudited financial statements within such period and audited financial statements for the applicable fiscal year to the MSRB, when and if the audit report on such financial statements becomes available. Under current Texas law, including, but not limited to, Chapter 103, as amended, Texas Local Government Code, the City must have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. The annual financial statement, including the auditor's opinion on the statement, shall be filed in the office of the City Secretary within one hundred eighty (180) days after the last day of the City's fiscal year. Additionally, upon the filing of this financial statement and the annual audit, these documents are subject to the Texas Open Records Act, as amended, Texas Government Code, Chapter 552.

If the City changes its fiscal year, it will file notice of such change (and of the date of the new fiscal year end) with the MSRB prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

C. Notice of Certain Events.

The City shall file notice of any of the following events with respect to the Bonds to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below;
- (13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (14) Appointment of a successor or additional paying agent/registrars or the change of name of a paying agent/registrars, if material.
- (15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City, and (b) the City intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this Section to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

The City shall file notice with the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with this Section by the time required by this Section.

D. Limitations, Disclaimers, and Amendments.

The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the City in any event will give notice of any deposit that causes the Bonds to be no longer Outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under the Bond Order for purposes of any other provision of the Bond Order.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of the Bond Order that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The City may also repeal or amend the provisions of this Section if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the City also may amend the provisions of this Section in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds, giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the City so amends the provisions of this Section, the City shall include with any amended financial information or operating data next provided in accordance with this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

E. Information Format – Incorporation by Reference.

The City information required under this Section shall be filed with the MSRB through EMMA in such format and accompanied by such identifying information as may be specified from time to time thereby. Under the current rules of the MSRB, continuing disclosure documents submitted to EMMA must be in word-searchable portable document format (PDF) files that permit the document to be saved, viewed, printed, and retransmitted by electronic means and the series of obligations to which such continuing disclosure documents relate must be identified by CUSIP number or numbers.

Financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public through EMMA or filed with the SEC.

F. General Policies and Procedures Concerning Compliance with the Rule.

Because the issuance of the Bonds is subject to the provisions of the Rule and because the potential “underwriters” in a negotiated sale of the Bonds or the initial purchasers in a competitive sale of the Bonds may be subject to MSRB rules and regulations with respect to such sale (including certain due diligence and suitability requirements, among others), the City hereby adopts the General Policies and Procedures Concerning Compliance with the Rule (the *Policies and Procedures*), attached hereto as Exhibit A, with which the City shall follow to assure compliance with the Undertaking. The City has developed these Policies and Procedures for the purpose of meeting its requirements of the Undertaking and, in connection therewith, has sought the guidance from its internal staff charged with administering the City’s financial affairs, its municipal or financial advisors, its legal counsel (including its Bond Counsel), and its independent accountants (to the extent determined to be necessary or advisable). The Policies and Procedures can be amended at the sole discretion of the City and any such amendment will not be deemed to be an amendment to the Undertaking. Each Authorized Official is hereby authorized to amend the Policies and Procedures as a result of a change in law, a future issuance of indebtedness subject to the Rule, or another purpose determined by the Authorized Official to be necessary or desirable for or with respect to future compliance with the Undertaking.

Section 3. Authorized Officials of the City will review and approve the Official Statement. Information appearing in the Official Statement concerning the City (including, particularly, the description of the Undertaking and Appendices D and H thereto), as of its date, were and are true and correct in all material respects. Insofar as the City and its affairs, including its financial affairs, are concerned, such Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. Insofar as the descriptions and statements, including financial data, of or pertaining to entities, other than the City, and their activities contained in such Official Statement are concerned, such statements and data have been obtained from sources which the City believes to be reliable, and the City has no reason to believe that they are untrue in any material respect.

Section 4. Any Authorized Official, acting for and on behalf of the City, is authorized to execute the Ratification Certificate attached hereto as Schedule I. The execution of the Ratification Certificate shall evidence the sale date of the Bonds by the Authority to the Underwriters in accordance with the provisions of Texas law.

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 6. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 9. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 10. This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

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APPROVED THIS THE 18th DAY OF November, 2025.

CITY OF CIBOLO, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

SCHEDULE I

Ratification Certificate

EXHIBIT A

General Policies and Procedures Concerning Compliance with Federal Securities Laws

I. Capitalized terms used in this Exhibit have the meanings ascribed thereto in Section 2 of the Resolution. “Bonds” refers to the Bonds that are the subject of the Resolution to which this Exhibit is attached.

II. As a capital markets participant, the City is aware of its continuing disclosure requirements and obligations existing under the Rule prior to February 27, 2019, the effective date of the most recent amendment to the Rule (the “Effective Date”), and has implemented and maintained internal policies, processes, and procedures to ensure compliance therewith. Adherence to these internal policies, processes, and procedures has enabled underwriters in non-exempt negotiated sales and initial purchasers in non-exempt competitive sales to comply with their obligations arising under various MSRB rules and regulations concerning due diligence and findings of suitability, among other matters, regarding the City’s compliance with the Rule.

III. The City is aware that the Rule was amended as of the Effective Date (the *Rule Amendment*) and has accommodated this amendment by adding subparagraphs (15) and (16) to Section 53C of the Resolution, which provisions are a part of the Undertaking.

IV. The City is aware that “participating underwriters” (as such term is defined in the Rule) of the Bonds must make inquiry and reasonably believe that the City is likely to comply with the Undertaking and that the standards for determining compliance have increased over time as a result of, among others, the United States Securities and Exchange Commission’s Municipalities Continuing Disclosure Cooperation Initiative and regulatory commentary relating to the effectiveness of the Rule Amendment.

V. The City now establishes the following general policies and procedures (the “Policies and Procedures”) for satisfying its obligations pursuant to the Undertaking, which policies and procedures have been developed based on the City’s informal policies, procedures, and processes utilized prior to the Effective Date for compliance with the City’s obligations under the Rule, the advice from and discussions with the City’s internal senior staff (including staff charged with administering the City’s financial affairs), its municipal or financial advisors, its legal counsel (including Bond Counsel), and its independent accountants, to the extent determined to be necessary or advisable (collectively, the “Compliance Team”):

1. the Director of Finance (the “Compliance Officer”) shall be responsible for satisfying the City’s obligations pursuant to the Undertaking through adherence to these Policies and Procedures;
2. the Compliance Officer shall establish reminder or “tickler” systems to identify and timely report to the MSRB, in the format thereby prescribed from time to time, the City’s information of the type described in Section 53B of the Resolution;
3. the Compliance Officer shall promptly determine the occurrence of any of the events described in Section 53C of the Resolution;

4. the Compliance Officer shall work with external consultants of the City, as and to the extent necessary, to timely prepare and file with the MSRB the annual information of the City and notice of the occurrence of any of the events referenced in Clauses 2 and 3 above, respectively, the foregoing being required to satisfy the terms of the Undertaking;
5. the Compliance Officer shall establish a system for identifying and monitoring any Financial Obligations, whether now existing or hereafter entered into by the City, and (upon identification) determining if such Financial Obligation has the potential to materially impact the security or source of repayment of the Bonds;
6. upon identification of any Financial Obligation meeting the materiality standard identified in Clause 5 above, the Compliance Officer shall establish a process for identifying and monitoring any City agreement to covenants, events of default, remedies, priority rights, or other similar terms under such Financial Obligation;
7. the Compliance Officer shall establish a process for identifying the occurrence of any default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any Financial Obligation, the occurrence of any of which reflect financial difficulties of the City; and

VI. the Compliance Officer shall annually review these Policies and Procedures with the remainder of the Compliance Team, make any modifications on an internal document retained by the Compliance Officer and available to any “participating underwriter” (as defined in the Rule), if requested, and on the basis of this annual review (to the extent determined to be necessary or desirable), seek additional training for herself or himself, as well as other members of the City’s internal staff identified by the Compliance Officer to assist with the City’s satisfaction of the terms and provisions of the Undertaking.



City Council Regular Meeting Staff Report

A. Discussion/Action to approve the Regional Wastewater Treatment Contract between the Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo, regarding the Expansion Project to the South Wastewater Treatment Plant and Authorize the City Manager to Execute the Contract.

Meeting	Agenda Group
Tuesday, September 9, 2025, 6:30 PM	Discussion/Action Item: 8A.
From	
Wayne Reed, City Manager	

PRIOR CITY COUNCIL ACTION:

- August 26, 2014: CCMA, the City of Schertz, and the City of Cibolo entered into an interlocal partnership to design and construct a new wastewater treatment plant that was to be located 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;
- 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;
- August 1, 2023: City of Schertz approved a resolution for the **2nd amendment** and provided the Schertz City Manager authority to execute the amendment;
- August 10, 2023: CCMA board approved the **2nd Amendment** to the Agreement and authorized its General Manager to execute the amendment;
- 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 was 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 was fully executed on April 26, 2024.*
- August 28, 2024: City Council incorporated debt payments in the FY25 budget in the Utility Fund. The City of Cibolo's payment in FY25 is \$206,225 (see Attachment 1).

- March 2025: The Finance Department processed the first payment to CCMA for in the amount of \$58,112.50 (interest only) in March 2025.
- January 14, 2025: City Council approved a contract under the Master Professional Services Agreement with Freese and Nichols, Inc., for the Cibolo South Sanitary Sewer Master Plan in the amount \$153,188.
- January 14, 2025: City Council approved a contract under the Master Professional Services Agreement with Freese and Nichols, Inc., for an update to the City's Water, Wastewater, Roadway, and Drainage Impact Fees in the amount of \$318,245.
- May 13, 2025: City Council considered options regarding the City's participation in the expansion to the CCMA South Plant. It directs staff to negotiate with CCMA to contract an additional 1.125 MGD to accommodate its own flow requirements plus the city's obligations to GVSUD under the comprehensive settlement agreement.
- June 5, 2025: The City of Cibolo City Council and the CCMA Board held a joint meeting at the Cibolo Community Center facility. At this meeting, Clint Ellis provided the same information as was presented to City Council on May 13th. The City Council affirmed its decision to proceed with the expansion project.

BACKGROUND:

The purpose of this presentation is to help City Council to focus on the future growth that is forecasted in the future Cibolo wastewater certificate of convenience and necessity (CCN) (see Attachments 2 and 3). The City Council has continued to take steps toward controlling its destiny with future growth in the southern area of the city limits as evidenced by the significant milestones noted under the Previous Actions section. Tonight, we will discuss an agreement to participate in the expansion to the CCMA South Plant consistent with the information provided in the presentation to City Council on May 13th.

The City Council is being asked to either a) move to approve the contract or b) continue the item to the September 23rd meeting before taking action.

At the May 13th City Council meeting, the direction to the city manager was to negotiate an agreement for the City of Cibolo to participate in a 2.5 Million Gallons per Day (MGD) expansion to the existing 0.5 MGD treatment plant, recognizing the City of Schertz was negotiating with CCMA on an expansion at the same time, as follows:

- **2.5 MGD (16,129 LUEs) expansion to a permitted total of 3 MGD (19,354 LUEs)**
 - Schertz has requested an additional 1.375 MGD (8,870 LUEs) to accommodate their own flow requirements plus their obligations to GVSUD under their own comprehensive settlement agreement
 - Schertz would own a total of 1.625 MGD (10,483 LUEs) in the expanded facility
 - Cibolo would receive an additional 1.125 MGD (7,258 LUEs) to accommodate its own flow requirements plus the city's obligations to GVSUD under the comprehensive settlement agreement
 - Cibolo would own 1.375 MGD (8,870 LUEs), of which 325,000 would be committed to GVSUD at no cost per the Comprehensive Settlement Agreement
 - This would take the facility to the final phase of its discharge permit

At the May 13th City Council meeting, the following estimated costs were shared:

- **2.5 MGD expansion would cost approximately \$86.25 million**
 - This is assuming \$30 per gallon of construction costs and a 15% Engineering cost
 - Construction costs anywhere between \$25 per gallon and \$60 per gallon, with most recent jobs of this size and scope trending toward the lower end
 - Construction costs \$75 million
 - Cibolo's share of cost at 45% of the capacity would be roughly \$33.75 million
 - Design costs \$11.25 million (see revised actual cost below)

- Cibolo's share at 45% would be roughly \$5.06 million (see revised actual cost below)
- Total estimated costs for Cibolo would be roughly \$38.81 million

NOTE: The figures above do NOT include contingency funds.

The schedule for the Expansion Project is as follows:

- Schedule NTP: 10/25
- Design: 10/25 to 4/27 (Duration: 18 months)
 - Preliminary Design: 10/25 to 05/26
 - 60% Design: 05/26 to 09/26
 - 90% Design: 09/26 to 01/27
 - 100% Design: 01/27 to 04/27
- Bidding: 02/27 to 07/27 (Duration: 4 months)
- Construction: 07/27 to 01/30 (Duration: 30 months)

STAFF RECOMMENDATION:

City staff recommends approval of the contract.

FINANCIAL IMPACT:

As represented previously, the estimated construction cost for the Expansion Project is \$75 million. Of this amount, the City of Cibolo's share of the cost is estimated to be 45% of the capacity, roughly \$33.75 million.

The City of Cibolo's pro-rate cost for the design cost for the 2.5 MGD expansion to the plant is as follows:

- The design proposal cost came in lower than what was presented to City Council on May 13th. Actual cost for design will be \$8,384,165 rather than \$11,250,000.
- CCMA will issue an \$8,500,000 bond to provide some contingency.
- This represents 11.3% of the estimated construction cost of \$75,000,000. Cibolo's portion of the design would be \$3,825,000.

A debt schedule for the design portion is attached (see Attachment 1). Payments would be across twenty (20) years, starting in 2026 and ending in 2046. Annual payments would start at \$151,406.25 in Year 1 and increase to \$ 296,887.50 in Year 20 (the last year), resulting in a total payment of \$6,076,737.50, if payments are made timely and does not assume advance payment over the term to reduce interest.

The CCMA may issue its Bonds, payable from and secured by a pledge of the Bond Payments from this Contract to finance or refinance the costs of acquiring, owning, constructing, extending, enlarging, repairing, renovating, equipping, and otherwise improving the Expansion Project. To finance the costs of the Expansion Project, the CCMA intends to issue one or more series of its contract revenue bonds or other debt obligations (collectively, the "Bonds"), pursuant to a public, competitive, or negotiated sale, to be secured by and payable from revenues received by the Authority, in part, pursuant to this Contract, as well as revenues received by the Authority pursuant to any other regional wastewater treatment contracts entered into between the Authority and its other customers of the Expansion Project (the Participating Members and such other customers pursuant to their respective contract, collectively, the "Customers").

MOTION(S):

Suggested Motion: I move to approve the Regional Wastewater Treatment Contract between the Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo, regarding the Expansion Project to the South Wastewater Treatment Plant and authorize the City Manager to execute the Contract.

Attachments

[Att 1 - Contract Revenue Bonds Series 2025-Cibolo Design Cost \\$3825000](#)

[Att 2 - Cibolo vs. GVSUD CCN Map 2023-12-19](#)

[Att 3 - Cibolo South Wastewater CCN 2024-05](#)

[Att 4 - CCMA-Cibolo South WWTP Expansion Contract 2025-08-25](#)

BOND DEBT SERVICE

Cibolo Creek Municipal Authority
\$3,825,000 Contract Revenue Bonds, Series 2025
Cibolo's share of the \$8,500,000 Project

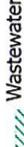
Dated Date 11/01/2025
 Delivery Date 11/01/2025

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
09/01/2026			151,406.25	151,406.25	
09/30/2026					151,406.25
03/01/2027	115,000	4.750%	90,843.75	205,843.75	
09/01/2027			88,112.50	88,112.50	
09/30/2027					293,956.25
03/01/2028	125,000	4.750%	88,112.50	213,112.50	
09/01/2028			85,143.75	85,143.75	
09/30/2028					298,256.25
03/01/2029	130,000	4.750%	85,143.75	215,143.75	
09/01/2029			82,056.25	82,056.25	
09/30/2029					297,200.00
03/01/2030	135,000	4.750%	82,056.25	217,056.25	
09/01/2030			78,850.00	78,850.00	
09/30/2030					295,906.25
03/01/2031	140,000	4.750%	78,850.00	218,850.00	
09/01/2031			75,525.00	75,525.00	
09/30/2031					294,375.00
03/01/2032	150,000	4.750%	75,525.00	225,525.00	
09/01/2032			71,962.50	71,962.50	
09/30/2032					297,487.50
03/01/2033	155,000	4.750%	71,962.50	226,962.50	
09/01/2033			68,281.25	68,281.25	
09/30/2033					295,243.75
03/01/2034	165,000	4.750%	68,281.25	233,281.25	
09/01/2034			64,362.50	64,362.50	
09/30/2034					297,643.75
03/01/2035	170,000	4.750%	64,362.50	234,362.50	
09/01/2035			60,325.00	60,325.00	
09/30/2035					294,687.50
03/01/2036	180,000	4.750%	60,325.00	240,325.00	
09/01/2036			56,050.00	56,050.00	
09/30/2036					296,375.00
03/01/2037	190,000	4.750%	56,050.00	246,050.00	
09/01/2037			51,537.50	51,537.50	
09/30/2037					297,587.50
03/01/2038	200,000	4.750%	51,537.50	251,537.50	
09/01/2038			46,787.50	46,787.50	
09/30/2038					298,325.00
03/01/2039	205,000	4.750%	46,787.50	251,787.50	
09/01/2039			41,918.75	41,918.75	
09/30/2039					293,706.25
03/01/2040	215,000	4.750%	41,918.75	256,918.75	
09/01/2040			36,812.50	36,812.50	
09/30/2040					293,731.25
03/01/2041	230,000	4.750%	36,812.50	266,812.50	
09/01/2041			31,350.00	31,350.00	
09/30/2041					298,162.50
03/01/2042	240,000	4.750%	31,350.00	271,350.00	
09/01/2042			25,650.00	25,650.00	
09/30/2042					297,000.00
03/01/2043	250,000	4.750%	25,650.00	275,650.00	
09/01/2043			19,712.50	19,712.50	
09/30/2043					295,362.50
03/01/2044	265,000	4.750%	19,712.50	284,712.50	
09/01/2044			13,418.75	13,418.75	
09/30/2044					298,131.25
03/01/2045	275,000	4.750%	13,418.75	288,418.75	
09/01/2045			6,887.50	6,887.50	
09/30/2045					295,306.25
03/01/2046	290,000	4.750%	6,887.50	296,887.50	
09/30/2046					296,887.50
	3,825,000		2,251,737.50	6,076,737.50	6,076,737.50

City of Cibolo/GVSUD Study Area for Proposed CCN Swap

(For mediation purposes only)

Total Approx. Acreage of Study Area = 3326 Acres

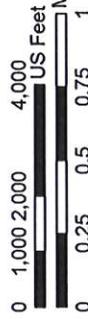
-  Fire Station #4
-  Cibolo CCN #21108 Outside Study Area (417 Acres)
-  Wastewater Service Area Parcel
-  5 Mile Radius from the Edge of the Base Property

GIS Acre

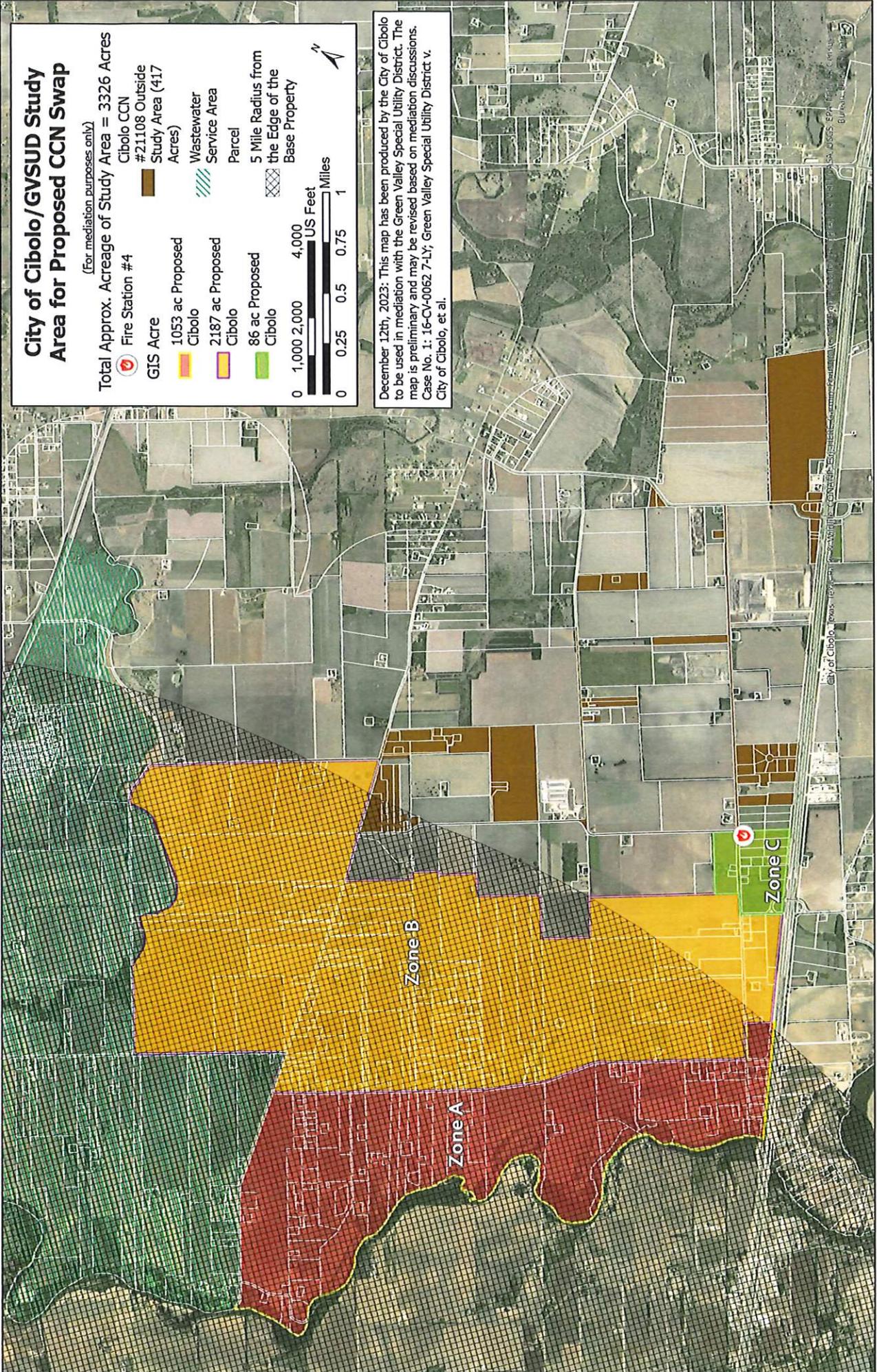
 1053 ac Proposed Cibolo

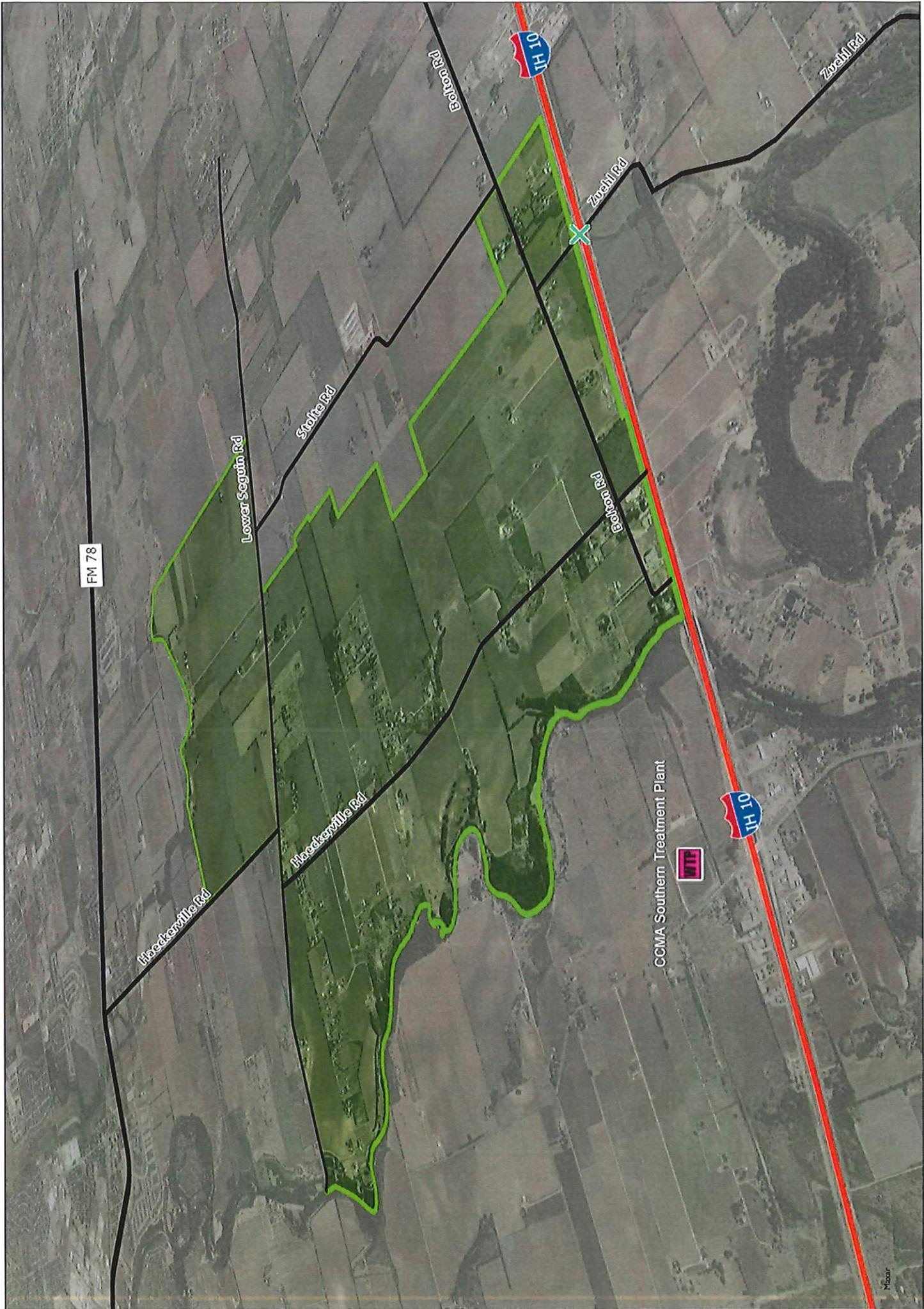
 2187 ac Proposed Cibolo

 86 ac Proposed Cibolo



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.





FM 78

Lower Seguin Rd

Stoke Rd

Zuehl Rd

Pasaden Rd

Hockersville Rd

Hockersville Rd

CCMA Southern Treatment Plant



DRAFT

REGIONAL WASTEWATER TREATMENT CONTRACT

_____, 2025

between

CIBOLO CREEK MUNICIPAL AUTHORITY

and

CITY OF CIBOLO, TEXAS

SOUTH WASTEWATER TREATMENT PLANT EXPANSION PROJECT

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REGIONAL WASTEWATER TREATMENT CONTRACT

THIS REGIONAL WASTEWATER TREATMENT CONTRACT (this "Contract") dated as of the _____, 2025 (the "Contract Date") is between the CIBOLO CREEK MUNICIPAL AUTHORITY, a regional conservation and reclamation district created under and essential to accomplish the purposes of Article XVI, Section 59 of the Constitution of the State of Texas and Chapter 8166, Texas Special District Local Laws (the "Authority") and the CITY OF CIBOLO, TEXAS, a home rule municipality (the "City of Cibolo" or the "Original Participating Member", which, together with any Additional Participating Members (hereinafter defined), are collectively or individually referred to herein as the "Participating Members").

P R E A M B L E A N D W I T N E S S E T H :

WHEREAS, the Act (hereinafter defined) provides that the Authority is vested with and has the right to exercise all of the rights, powers, privileges, authority, and functions conferred by the general laws of the State of Texas applicable to a river authority pursuant to Chapter 30, Texas Water Code, as amended, and to municipal utility districts, including without limitation those conferred by Chapter 54, Title 4, Texas Water Code, as amended; and

WHEREAS, the Authority's boundaries currently include all of the territory located in the service area of its members as provided in their respective certificates of convenience and necessity issued by the Texas Commission on Environmental Quality (the "Commission"); and

WHEREAS, the Authority has previously issued two series of bonds (together, the "Original Bonds") to finance the acquisition, construction, building, owning, expansion, improvement, renovation, equipment, operation, and maintenance of a regional wastewater treatment facility and certain related transmission lines (known as the "South Wastewater Treatment Plant Project"); and

WHEREAS, the South Wastewater Treatment Plant current service area is indicated in Exhibit D, as may be updated from time to time; and

WHEREAS, the Original Bonds are special obligations of the Authority payable from and secured solely by a lien on and pledge of certain revenues paid to the Authority by the City of Schertz pursuant that certain "Regional Wastewater Treatment Contract" dated as of September 11, 2014 by and between the City of Schertz and the Authority (the "Original Regional Wastewater Treatment Contract"), and such revenues do not include revenues derived from the OJR Plant (as defined below); and

WHEREAS, the Original Regional Wastewater Treatment Contract and Original Bonds are separate from and not related to the Odo J. Reidel Wastewater Treatment Plant ("OJR Plant"); and

WHEREAS, through an interlocal agreement with the City of Schertz, the City of Cibolo currently utilizes a portion of the treatment capacity in the South Wastewater Treatment Plant Project and, through the interlocal agreement, is responsible for a portion of the costs associated with the construction and operation of the South Wastewater Treatment Plant Project; and

WHEREAS, the Authority plans to expand, improve, renovate, equip, operate, and maintain the Original System (hereinafter defined) (the "Expansion Project") for the benefit of the Cities of Schertz and Cibolo; and

WHEREAS, to finance the costs of the Expansion Project, the Authority intends to issue one or more series of its contract revenue bonds or other debt obligations (collectively, the "Bonds"), pursuant to a public, competitive, or negotiated sale, to be secured by and payable from revenues received by the Authority, in part, pursuant to this Contract, as well as revenues received by the Authority pursuant to any other regional wastewater treatment contracts entered into between the Authority and its other customers of the Expansion Project (the Participating Members and such other customers pursuant to their respective contract, collectively, the "Customers"); and

WHEREAS, the Bonds shall constitute "Special Project Bonds," as defined and authorized in the orders authorizing the issuance of the respective series of Original Bonds (together, the "Original Bond Resolution") and as used in the Original Regional Wastewater Treatment Contract; and

WHEREAS, for and in consideration of the Authority to receive wastewater for treatment as provided herein, the Participating Members, pursuant to this Contract, and the other Customers pursuant to their respective contract, are willing and have agreed to contract with the Authority to deliver wastewater to the Expansion Project and to pay their respective costs of the Expansion Project by assisting in the amortization of the principal of and interest on the Bonds and paying their respective share of the Authority's Operation and Maintenance Expenses (hereinafter defined); and

WHEREAS, the Authority and the Participating Members are authorized to enter into this Contract pursuant to the Authority's enabling statute, Chapter 8166, Texas Special District Local Laws Code, as amended (the "Act") and Chapter 791, Texas Government Code, as amended (the "Interlocal Cooperation Act"), and other applicable laws; and

WHEREAS, the Authority agrees that the Participating Members shall continue to own their respective Certificates of Convenience and Necessity issued by the Commission, shall continue to own and operate their respective utility systems; and

WHEREAS, the Participating Members, pursuant to this Contract, and the other Customers pursuant to their respective contract, propose to pay their share of costs of the Expansion Project and the Bonds based upon a rate methodology to be developed by the Authority or in proportion to the respective amounts of wastewater each has agreed to deliver under their respective contract; and

WHEREAS, the Participating Members acknowledge the Authority's ability to expand the System through the issuance of Special Project Bonds supported by contracts with the City of Schertz, Texas and the City of Cibolo, Texas (each an "Original Customer" and, together, the "Original Customers"), Additional Participating Members, Customers, or any future members of the Authority, with or without the approval of the other Customers, should the Participating Member solely interested in expanding the System be willing to issue Special Project Bonds and accept sole authority for payment for the expansion of the System; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set forth, the Authority and the Participating Members agree and contract as follows:

ARTICLE I
Definitions

Section 1.01 Definitions.

The following terms and expressions as used in this Contract, unless the context clearly shows otherwise, shall have the following meanings:

- (1) "Act" means Chapter 8166, Texas Special District Local Laws Code, as amended.
- (2) "Additional Participating Member(s)" means any entity or entities hereafter agreeing pursuant to Section 6.01 of this Contract to be bound by the terms of this Contract, as it may be amended from time to time.
- (3) "Annual Payment Period" means the Authority's Fiscal Year, which currently begins on October 1 of each calendar year and ends on September 30 of the next following calendar year, but which may be any twelve consecutive month period fixed by the Authority.
- (4) "Authority" means the Cibolo Creek Municipal Authority, a regional conservation and reclamation district created under and essential to accomplish the purposes of Article XVI, Section 59 of the Constitution of the State of Texas and created in accordance with the Act. Except as otherwise noted herein, actions required or permitted to be taken by the Authority under this Contract may be taken by the General Manager on behalf of the Authority.
- (5) "Authority Service Rules and Policies" means the Authority's Schedule for Rates, Fees, Charges, and Orders (including, but not limited to, the Authority Industrial Waste Order) related to the System, as amended by the Authority Board of Directors from time to time.
- (6) "Board" or "Board of Directors" means the governing body of the Authority.
- (7) "Bond Resolution" means any order or other financing documents of the Authority which authorizes any Bonds.
- (8) "Bond Payment" means the amount of money to be paid to the Authority by the Participating Members from the revenues of the Participating Members' utility system as an operating and maintenance expenses of the Participating Members' utility system pursuant to Chapter 1502, as amended, Texas Government Code, or other applicable law, at the times and in the amounts required herein and also as set forth in Sections 3.02, 5.01, 7.05, and 7.06 of this Contract, which payment shall include the Expansion Project Costs.
- (9) "Bonds" means all bonds, notes, or other debt obligations payable from and secured, in whole or in part, from the payments to the Authority under this Contract, and the interest thereon, hereafter issued by the Authority to finance the costs to acquire, construct, expand, renovate, improve, and equip the Expansion Project, and/or all bonds, notes, or other obligations issued subsequently to finance costs to improve and extend the Expansion Project, and any bonds or other obligations issued to refund any other bonds, notes, or other obligations to refund any other refunding bonds or other obligations.
- (10) "Code" means the Internal Revenue Code of 1986, and any amendments thereto, as in force and effect on the date of delivery of any series of Bonds.

(11) "Commission" means the Texas Commission on Environmental Quality or any successor entity thereto.

(12) "Contract" means this Regional Wastewater Treatment Contract (South Wastewater Treatment Plant Expansion Project), as initially executed and as it may be amended from time to time.

(13) "Credit Agreement" means any credit agreement, as defined in and authorized by the provisions of Chapter 1371, as amended, Texas Government Code which the Authority enters into relating to its obligations with respect to the Bonds.

(14) "Customer(s)" is as defined in the preamble of this Contract.

(15) "EMMA" means the MSRB's Electronic Municipal Market Access system, accessible by the general public, without charge, on the internet through the uniform resource locator (URL) <http://www.emma.msrb.org>.

(16) "Expansion Project" is as defined in the preamble of this Contract.

(17) "Expansion Project Costs" means and includes, without limitation, the following costs incurred for the Expansion Project by or on behalf of the Authority:

(a) the cost of acquisition of the Land Interests, including appraisals, closing costs and title insurance policies;

(b) the cost of acquisition, construction, repair, replacement, or improvement of any structure, item of equipment, or other item, used for, or in connection with, the Expansion Project;

(c) the cost of site preparation of the Land Interests, including demolition or removal of structures and improvements as necessary or incident to accomplishing the Expansion Project;

(d) the cost of engineering, legal, architectural or other related services;

(e) the preparation cost of plans, specifications, studies, surveys, cost estimates, and other expenses necessary or incident to planning, providing, or financing the Expansion Project;

(f) the cost of machinery, equipment, furnishings, and facilities necessary or incident to placing the Expansion Project in operation;

(g) finance charges and interest before, during, and after construction;

(h) costs incurred in connection with financing the Expansion Project, including, without limitation:

i. financing, legal, accounting, financial advisory, rating agency, and auditing fees, expenses and disbursements;

ii. the costs of a Credit Agreement;

iii. the cost of printing, engraving, and reproduction services; and

iv. the cost of a trustee's or paying agent's initial or acceptance fee and subsequent fees.

- (i) all costs, fees and expenses of litigation of all kinds;
- (j) the cost of property casualty and public liability insurance;
- (k) the Authority's Overhead Expenses; and
- (l) other costs generally recognized as a part of project construction costs.

(18) "Fiscal Year" means the Authority's fiscal year, which currently begins on October 1 of each year and ends on September 30 of the following year, as it may be changed from time to time by the Authority with notice to the Participating Members.

(19) "Force Majeure" means such term only as it is defined in Section 5.07 of this Contract.

(20) "General Manager" means the general manager of the Authority's operations, including any party or entity that the Authority enters into a management contract to provide these services.

(21) "Land Interests" means the easements, right-of-way, and other interests in real property necessary for the acquisition, construction, and operation of the Expansion Project.

(22) "MSRB" means the Municipal Securities Rulemaking Board and any successor to its duties.

(23) "OJR Plant" is as defined in the preamble of this Contract.

(24) "Operating and Maintenance Payment" means, during an Annual Payment Period, the total amount required to pay all Operation and Maintenance Expenses of the Authority and the Expansion Project.

(25) "Operation and Maintenance Expenses" means all direct costs and expenses incurred by the Authority for its operation and maintenance, including but not limited to (for greater certainty but without limiting the generality of the foregoing) amounts payable under any contract with any federal, state, or local agency for the construction, operation, and/or maintenance of the South Wastewater Treatment Plant facilities or any contribution or payment in lieu of taxes or any fee or charge by any government authority relating to the Authority's treatment of wastewater hereunder, the costs of utilities, supervision, engineering, accounting, auditing, legal services, insurance premiums, supplies, services, Overhead Expenses, and costs of operating, repairing, maintaining, replacing equipment for proper operation and maintenance of the South Wastewater Treatment Plant. The term "Operation and Maintenance Expenses" does not include depreciation charges or such portion of the above-described costs to the extent such costs are paid pursuant to an agreement other than this Contract. The South Wastewater Treatment Plant Project is generally located in the southern South Wastewater Treatment Plant Service Area as defined in Exhibit D, and not the OJR Plant Service Area, and may be amended from time to time.

(26) "Original Participating Members" means the City of Cibolo, Texas.

(27) "Original System" means the works, improvements, facilities, plants, equipment, appliances, property, easements, leaseholds, licenses, privileges, right of use or enjoyment, contract rights or other interests in property comprising the regional wastewater treatment facility designated as the "South Wastewater Treatment Plant Project" of the Authority now owned or to be hereafter purchased, constructed or otherwise acquired whether by deed, contract or otherwise, together with any additions or

extensions thereto or improvements and replacements thereof, except the facilities which the Authority may purchase or acquire with the proceeds of the sale of Special Project Bonds (as such term is defined in the Original Resolution), so long as such Special Project Bonds are outstanding, notwithstanding that such facilities may be physically connected with the Original System; provided, however, that Original System shall not include any other enterprise fund currently owned, operated, and maintained by the Authority.

(28) "Overhead Expenses" means the Authority's reasonable and necessary costs and expenses incurred and directly related to the issuance and servicing of the Bonds, the acquisition of Land Interests required for the Expansion Project, if any, the design, permitting, financing, acquisition, construction, and ownership of the Expansion Project and any other activities required of or involving the Authority in connection with or attributable to the Expansion Project or the Bonds, including, but not limited to:

(a) per diem and reimbursable expenses incurred by the Board for special meetings of the Board related to the Expansion Project,

(b) services of the professional, technical skilled and unskilled persons and firms engaged by or associated with the Authority, other than Authority staff personnel, together with their reimbursable expenses paid or required to be paid by the Authority;

(c) salaries of the Authority's staff attributable to the Expansion Project or the Bonds based on time expended, as documented or reasonably estimated by the General Manager of the Authority, times an overhead factor of two (2), which factor shall be subject to adjustment by the Authority from time to time in response to actual or reasonably projected overhead expenses of the Authority;

(d) the costs of preparing applications for and obtaining all approvals and authorizations required for the Expansion Project or the Bonds from the regulatory authorities having jurisdiction;

(e) the cost of property casualty and public liability insurance; including any insurance deductible charged to or required to be paid by the Authority;

(f) all costs incurred in litigation involving or relating to the Expansion Project;

(g) an amount to fund a special reserve for the Operation and Maintenance Expenses or for additional capital improvements to the Expansion Project;

(h) when the Authority and the Participating Members agree to issue Bonds to finance the costs of the Expansion Project, a capital component, including principal, interest, premium, reserve funds, and other funds established or required by any Bond Resolution and to pay the principal and of and interest on the Bonds; and

(i) any and all other costs and expenses, including out-of-pocket expenses, incurred by the Authority attributable to the Expansion Project or the Bonds, whether enumerated above or not and whether or not included in the definition or as a part of Expansion Project Costs.

(29) "Participating Member(s)" means the Original Participating Members and all Additional Participating Members from time to time subject to this Contract.

(30) "Permitted Liens" means:

(a) Minor irregularities, charges, liens, encumbrances, defects, easements, licenses, rights-of-way, servitudes, restrictions, mineral rights, and clouds on title which, in the opinion of counsel to the Authority, do not materially impair the use of the Expansion Project for the purposes for which it is designed.

(b) Easements for roads (as used in this Contract, the term "roads" shall include, without limitation, streets, curbs, gutters, drains, ditches, sewers, conduits, canals, mains, aqueducts, aerators, connections, ramps, docks, viaducts, alleys, driveways, parking areas, walkways, and trackage), utilities (which for purposes of this Contract shall include, without limitation, water, sewer, electricity, gas, telephone, pipeline, railroad, and other collection, transportation, light, heat, power, and communication systems) and similar easements and other easements, rights-of-way, rights of flowage, flooding, diversion or outfall, licenses, restrictions, and obligations relating to the operation of the Expansion Project which, in the opinion of counsel to the Authority, do not materially impair the use of the Expansion Project for the purposes for which it is designed.

(c) Rights of the United States or any state or political subdivision thereof, or other public or governmental authority or agency or any other entity vested with the power of eminent domain to take or control property or to terminate any right, power, franchise, grant, license, or permit previously in force.

(31) "Point(s) of Delivery" means the point or points designated in Exhibit B to this Contract or by subsequent agreement where wastewater will be delivered to the Authority by Customers concerning the Expansion Project.

(32) "Prohibited Wastes" means those substances and waste prohibited from being discharged into the System as described in the Authority Service Rules and Policies.

(33) "Rule" means SEC Rule 15c2-12, as amended from time to time.

(34) "SEC" means the United States Securities and Exchange Commission and any successor to its duties.

(35) "Sale and Offering Documents" means any official notice of sale, official bid form, preliminary official statement, official statement, application to the Texas Water Development Board, or other offering document for the Bonds.

(36) "South Side Basin Wastewater Impact Fee" means a charge imposed per connection for wastewater services related to the Expansion Project as approved by the Texas Commission on Environmental Quality for funding the costs of wastewater capital improvements or facility expansions necessary to serve the Participating Members in the amount set forth in the Authority Service Rules and Policies and as amended from time to time by the Authority's Board of Directors.

(37) "State" means the State of Texas.

(38) "System" or "South Plant" means the works, improvements, facilities, plants, equipment, appliances, property, easements, leaseholds, licenses, privileges, right of use or enjoyment, contract rights or other interests in property comprising the regional wastewater treatment facility designated as the "South Wastewater Treatment Plant Expansion Project" of the Authority now owned or to be hereafter purchased, constructed or otherwise acquired whether by deed, contract or otherwise, together with any additions or extensions thereto or improvements and replacements thereof, including the Expansion

Project, except for the Original System and facilities which the Authority may purchase or acquire with the proceeds of the sale of Special Project Bonds, so long as such Special Project Bonds are outstanding, notwithstanding that such facilities may be physically connected with the System; provided, however, that System shall not include any other enterprise fund currently owned, operated, and maintained by the Authority (and excludes specifically any funds attributable to the OJR Plant.

Section 1.02 Construction. Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Contract and all the terms and provisions hereof shall be constructed to effectuate the purposes set forth herein and to sustain the validity of this Contract.

ARTICLE II Representations and Warranties

Section 2.01 Representations and Warranties of Authority. The Authority hereby represents and warrants that it has full power and authority to treat wastewater delivered by the Participating Members in accordance with the terms of this Contract and the execution and delivery of this Contract by the Authority and the performance by the Authority of the provisions hereof do not and will not conflict with or constitute on the part of the Authority a breach or a default of any provision of any other contract or agreement of the Authority.

Section 2.02 Representations and Warranties of Participating Members. Each of the Participating Members hereby represents and warrants that it has full power and authority to delivery wastewater to the Authority in accordance with the terms of this Contract; and the execution and delivery of this Contract by each Participating Member and the performance of the provisions hereof by each Participating Member do not and will not conflict with or constitute on the part of such Participating Member a breach or a default of any provision of any other contract or agreement of such Participating Member.

ARTICLE III Construction of Expansion Project and Issuance of Bonds

Section 3.01 Construction of Expansion Project. The Authority agrees that the acquisition, construction, improvement, and equipping of the Expansion Project by the Authority will be accomplished in accordance with generally accepted engineering practices and, subject to the issuance of the Bonds pursuant to Section 3.02 to provide a source of funds, with all practical dispatch.

Section 3.02 Issuance of Bonds.

A. The Authority may issue its Bonds, payable from and secured by a pledge of the Bond Payments from this Contract to finance or refinance the costs of acquiring, owning, constructing, extending, enlarging, repairing, renovating, equipping, and otherwise improving the Expansion Project.

B. Each Bond Resolution of the Authority shall specify the exact principal amount of the Bonds to be issued thereunder, which Bonds shall mature within the maximum allowable period or such shorter period as determined by the Authority and shall bear interest not exceeding the maximum allowable rates, all as permitted by law, and each Bond Resolution shall contain such other terms and provisions pertaining to the security and payment of Bonds and the operation and maintenance of the Expansion Project as may be necessary for the marketing and sale of the Bonds. The Authority may from

time to time issue its Bonds in such amounts as are within its judgment and discretion sufficient to achieve full implementation of the Expansion Project.

C. Prior to the final adoption of a Bond Resolution or any amendment of a Bond Resolution by the Authority's Board of Directors, a draft of the proposed Bond Resolution, and the Sale and Offering Documents shall be presented to each of the Participating Members for review and approval. Each of the Participating Members shall adopt a resolution approving the issuance of Bonds and delegate to an authorized representative the approval of the final terms and provisions of the Bonds, including the principal amount, as reflected in the final Bond Resolution.

D. Upon the Participating Members approval of (i) each form of Bond Resolution hereafter adopted by the Authority, (ii) any amendments to any Bond Resolution, and (iii) the Sale and Offering Documents and the delivery to the Authority of a certification signed by the authorized representative of each of the Participating Members to the effect that the Bond Resolution and the Sale and Offering Documents comply with this Contract, then upon the adoption and approval of the Bond Resolution in such final form by the Authority's Board of Directors, the execution of an approval certificate by the authorized representatives of each of the Participating Members approving the final terms and provisions of the Bonds and the Bond Resolution, and the issuance and delivery of the Bonds to the purchaser thereof, the Bond Resolution shall for all purposes be considered approved by the Authority and deemed to be in compliance with this Contract in all respects, and the Bonds issued thereunder will constitute Bonds as defined in this Contract for all purposes. Any owner of Bonds is entitled to rely fully and unconditionally on any such approval.

E. All covenants and provisions in the Bond Resolution affecting, or purporting to bind, the Participating Members, shall, upon the delivery of the Bonds, become absolute, unconditional, valid, and binding covenants and obligations of the Participating Members so long as said Bonds and interest thereon are outstanding and unpaid, and may be enforced as provided in this Contract and the Bond Resolution. Particularly, the obligation of each of the Participating Members to make, promptly when due, all Bond Payments specified in this Contract shall be absolute and unconditional, and said obligation may be enforced as provided in this Contract. In addition, subject to the approval of the Participating Members, the Authority may enter into Credit Agreements, to the extent permitted by law, for the purpose of achieving the lowest financing costs for the Expansion Project.

Section 3.03 Liens. Neither the Participating Members nor the Authority will create or permit or suffer to exist any lien, encumbrance, or charge upon the Expansion Project or any interest therein at any time, except Permitted Liens.

Section 3.04 Tax-Exempt Bonds. The Participating Members hereto understand and agree that the Authority will use its best efforts to provide for, but will not be liable for a failure to produce, the lowest overall debt service cost for the Bonds to be issued for the Expansion Project. In connection therewith, the Participating Members intend that the Authority will issue Bonds the interest on which is excludable from the gross income of the owners thereof for federal income tax purposes. The Participating Members hereto acknowledge their understanding that the federal income tax laws impose certain restrictions on the use and investment of proceeds of such tax-exempt bonds and on the use of the property financed therewith and the output produced therefrom. Accordingly, the Participating Members agree and covenant that if the Bonds are offered to investors with the understanding that the interest will be exempt from federal income taxation, then the Participating Members, their assigns and agents, will take such action to assure, and refrain from such action which will adversely affect the treatment of such Bonds as obligations described in section 103 of the Code. Should any of the Participating Members fail to comply with such covenant, the effect of which being that the Bonds no longer qualify as obligations

described in the Code, such defaulting party shall be liable for all costs resulting from the loss of the tax-exempt status of the Bonds. The Participating Members hereby agree and covenant to comply with all of the representations and covenants relating to such exemption which are set out in any Bond Resolution. The Participating Members further agree and covenant that in the event the Bonds issued are to be tax-exempt, they will modify such agreements, make such filings, restrict the yield on investments, and take such other action necessary to fulfill the applicable provisions of the Code. For these purposes, the Participating Members may rely on the respective opinion of any firm of nationally-recognized bond attorneys selected by them. In the event that a conflict arises in the opinions of the respective firms of each of the Participating Members, the Participating Members will identify a different firm, that is mutually acceptable to both parties, in order to resolve the conflict of opinion.

Section 3.05 Payment to Rebate Fund. In the event that tax-exempt Bonds are issued as provided in Section 3.04, the Authority hereby covenants and agrees to make the determinations and to pay any deficiency into a rebate fund, at the times and as described in the Bond Resolution to comply with the provisions of section 148(f)(2) of the Code. In any event, if the amount of cash held in the rebate fund shall be insufficient to permit the trustee or paying agent to make payment to the United States of America of any amount due on any date under section 148(f)(2) of the Code, the Authority forthwith shall pay the amount of such insufficiency on such date to the trustee or paying agent in immediately available funds for such purpose.

Section 3.06 Sale and Offering Documents. At the request of the Authority, the Participating Members shall provide to the Authority current and historical information concerning their respective utility systems, general fund information, the financial conditions results, and prospects of the Participating Members, and such other information concerning the Participating Members as the Authority shall deem advisable for inclusion in the Sale and Offering Documents for the Bonds of each series and shall certify to the Authority and the underwriters of any offering of Bonds to be made by means of such Sale and Offering Documents when and if the Participating Members deem such Sale and Offering Documents to be complete and final for purposes of the Rule. The Participating Members represent and warrant that all statements concerning the Participating Members (including, without limitation, their financial condition, results, and prospects, their utility system, and any demographic and economic information concerning the area served by their utility system) that are contained in any Sale and Offering Document shall be true in all material respects and shall not omit to state any material fact necessary to make the statements made in such Sale and Offering Document, in the light of the circumstances in which they are made, not misleading.

Section 3.07 Authority's Rights Assigned to Trustee. The Participating Members are advised and recognize that as security for the payment of the Bonds, the Authority may assign to a trustee, pursuant to one or more trust indentures to be authorized by the Bond Resolution, the Authority's rights under this Contract, including the right to receive the Bond Payments hereunder. The Participating Members herewith assent to such assignment and will make the Bond Payments directly to the trustee without defense or set-off by reason of any dispute between the Participating Members and the Authority or the trustee. All rights against the Participating Members arising under this Contract or the Bond Resolution and assigned to the trustee may be enforced by the trustee, or the owners of the Bonds, to the extent provided in the Bond Resolution, and the trustee, or the owners of the Bonds, shall be entitled to bring any suit, action, or proceeding against the Participating Members, to the extent provided in the Bond Resolution, for the enforcement of this Contract, and it shall not be necessary in any such suit, action, or proceeding to make the Authority a party thereto.

ARTICLE IV
Treatment of Wastewater; Operating Requirements

Section 4.01 Wastewater Quality. The quality of wastewater delivered to the System shall comply with applicable provisions of the Authority Service Rules and Policies. Wastewater delivered to the System shall not include Prohibited Wastes.

Section 4.02 Wastewater Delivery. The Participating Members hereby agree to pay the Authority for the delivery and treatment of wastewater and the Authority hereby agrees to receive from the Participating Members all of the wastewater to be treated by the Authority at the Expansion Project subject to the terms and provisions of this Contract or other contracts which generate System revenues.

Section 4.03 Points of Delivery. Each Participating Member agrees to deliver wastewater at the Point(s) of Delivery for such Participating Member set forth in Exhibit B hereto. Modification of such Points of Delivery may be mutually agreed to in writing between each Participating Member, respectively, and the Authority. The Authority will maintain ownership of the connection (being any device, including welded pipe connections, wastewater installations, valves, meter vaults, or similar devices) between the Authority's System and the utility system of the Participating Members.

Section 4.04 Metering Equipment. The Authority will furnish, install, operate, and maintain at its expense the necessary equipment and devices (including a meter house or pit) of standard type required for measuring the quantity of wastewater delivered by the Participating Member to the Authority under this Contract at the Point or Points of Delivery. Such meters and other equipment so installed shall be the property of the Authority. The Authority shall inspect, calibrate, and adjust its meters at least annually as necessary to maintain accurate measurements of the quantity of wastewater being delivered. Each Participating Member shall have access to the metering equipment at all reasonable times for inspection and examination, but the reading, calibration, and adjustment thereof shall be done only by employees or agents of the Authority. If requested, a Participating Member may witness such reading, calibration, and adjustment of meters. Any measuring device which fails to function or which functions incorrectly shall promptly be adjusted, repaired or replaced by a like device having the required accuracy. A meter registering not more than five percent (5%) above or below the test results shall be deemed to be accurate. The previous readings of any meter disclosed by tests to be inaccurate shall be corrected for one-half (1/2) the period elapsed since the next preceding meter test but in no event to exceed six (6) months in accordance with the percentage of inaccuracy found by such tests. If any meter fails to register for any period, the amount of wastewater furnished during such period shall be deemed to be the amount of wastewater delivered in the corresponding period immediately prior to the failure, unless the Authority and the Participating Member shall agree upon a different amount. All readings of meters will be entered upon proper books of record maintained by the Authority. Any Participating Member may have access to said record books during normal business hours.

Section 4.05 Participating Members Responsible for Retail Connections. The Participating Member will be solely responsible for providing retail wastewater service within its boundaries. The Participating Member shall not provide wastewater services received under this Contract to any entity, private or public, other than the Participating Member's retail connections located within its boundaries. The Participating Member will be solely responsible for ensuring compliance by its retail connections with the applicable terms of this Contract, for the applicable provisions of the Authority Service Rules and Policies and for the proper and lawful application of Participating Member's policies and regulations governing connection to the System.

Section 4.06 Authority Treatment and Reuse of Wastewater. The Authority shall treat the wastewater delivered by the Participating Member pursuant to this Contract and dispose of or reuse the effluent generated thereby in such manner as may be provided in the Authority's permit or other

Commission authorization in its sole discretion. The Authority shall have the sole right to reuse, or authorize reuse, of wastewater treated pursuant to this Contract.

Section 4.07 Right of Entry. The Participating Member agrees to provide Authority the right of entry and access to the Participating Member's utility system at all reasonable times upon prior notice in order to inspect facilities, to investigate the source of operational or maintenance problems, for preventive purposes intended to detect, minimize, or avert operational or maintenance problems, or for any other purpose reasonably related to the provision of wastewater services pursuant to this Contract.

Section 4.08 Wastewater Impact Fees.

(a) The Participating Member shall be obligated to pay Authority a South Side Basin Wastewater Impact Fee for each new retail wastewater customer that connects to the System and receives wastewater service provided under this Contract. For the term of this Contract, the South Side Basin Wastewater Impact Fee will be the amount established from time to time in the Authority Service Rules and Policies, provided that no increase in the South Side Basin Wastewater Impact Fee will become effective for the Participating Member until the Authority has given at least 60 days' prior written notice of the change to the Participating Member, and any such increases shall be applied to connections in accordance with Texas Commission on Environmental Quality regulations, and, when applicable, Chapter 395, Texas Local Government Code, in order to allow the Participating Member adequate time to make corresponding changes to its rate order. The South Side Basin Wastewater Impact Fee paid for each new retail wastewater connection to the System shall be due and payable to Authority within 45 days after the end of the calendar month in which the new retail wastewater connection is made.

(b) Within 45 days after the end of each calendar month, Participating Member shall submit a monthly report to Authority, reflecting the new customer(s), service address(es), meter size(s) and an estimated quantity of wastewater flows for which payment of a South Side Basin Wastewater Impact Fee is being made. The Authority reserves the right to audit all Participating Member submitted data and recalculate the estimated quantity of wastewater flows in accordance with the Authority Service Rules and Policies. If no new connections have been made, the monthly report will still be required, but will reflect that there have been no changes from the prior reporting period. If the Participating Member fails to submit any report within the time period required by this Contract, Authority may assess the Participating Member a \$50 late charge per customer account not reported. Unless changed by written notice in accordance with Section 8.02 hereof, the South Side Basin Wastewater Impact Fees and monthly reports required by the Section 4.08 will be submitted to the following address:

Cibolo Creek Municipal Authority
100 Dietz Road
Schertz, Texas 78154
Attention: General Manager

(c) The South Side Basin Wastewater Impact Fee has been designed to fund or recover all or a part of the costs of the System for capital improvements or facility expansions intended to serve single family connections the Authority's South Side Basin service area as authorized by the Texas Commission on Environmental Quality and as it may be amended from time to time. Notwithstanding anything in this Contract to the contrary, the Parties agree that each Customer shall be entitled to a credit of its Bond Payment to the extent a corresponding amount has been paid to the Authority as a South Side Basin Wastewater Impact Fee.

(d) The Authority specifically acknowledges and agrees that South Side Basin Wastewater Impact Fees may be paid by other third parties on behalf of the Participating Member.

ARTICLE V
Fiscal Provisions

Section 5.01 Bond Payment. Subject to the terms and provisions of this Contract, the Authority will provide and pay for the cost of the Expansion Project through the issuance of Bonds. It is acknowledged and agreed that payments by the Participating Members to the Authority under this Contract, and the payments by the other Customers to the Authority for the Expansion Project under their respective regional wastewater treatment contract for the Expansion Project, will be the sole or primary source of funds available to provide the Participating Members' Bond Payment to the Authority. Costs associated with the Expansion Project shall never be paid with revenues received from the Original System. Each Customer shall be obligated to pay the full amount of their respective Participating Members' Bond Payment notwithstanding that it may elect not to deliver wastewater under this Contract. Notwithstanding the foregoing, should another Customer deliver additional wastewater to the Authority pursuant to the "Wastewater Delivery" and "Points of Delivery" provisions in their respective regional wastewater treatment contract in excess of its annual allocation, then such Customer shall receive a charge for such additional wastewater through an increase to its Bond Payment, and the other Customers shall receive a credit against their Bond Payment in a proportionate amount.

Each Customer's Bond Payment for each Annual Payment Period shall be made in accordance with a written schedule of payments for the appropriate Annual Payment Period which will be supplied to each of the Customers by the Authority.

The Participating Member will have a guaranteed reservation of capacity in the System in exchange for Bond Payments made in accordance with this section and Section 5.04 hereof.

Section 5.02 Operating and Maintenance Payment. Each such Operating and Maintenance Payment shall be allocated among the Customers and the Authority based upon a rate methodology to be developed by the Authority or according to their respective amount of wastewater delivered pursuant to the terms of the Customers respective contract, and the Operating and Maintenance Payment for each Annual Payment Period shall be identified in each annual budget and shall at all times be not less than an amount sufficient to pay or provide for all Operation and Maintenance Expenses as defined in 1.01(27). In compliance with the Authority's duty fix and from time to time to revise the rates and charges for services rendered under this Contract, the Operating and Maintenance Payment may change from time to time.

Each Customer shall pay its Operating and Maintenance Payment according to a rate methodology to be developed by the Authority or based upon the relative amount of wastewater delivered by each Participating Member and set forth on Exhibit A, as amended from time to time, and by each other Customer pursuant to their respective regional wastewater treatment contract. The Authority shall charge each Customer its share of pumping costs according to the amount of wastewater actually delivered to the Authority.

Section 5.03 Annual Budget for Operation and Maintenance Expenses. Each annual budget for the operation and maintenance of the South Wastewater Treatment Plant Project shall always provide for amounts sufficient to pay the Operation and Maintenance Expenses. Each Participating Member under this Contract and each other Customer under their respective regional wastewater treatment contract related to the South Wastewater Treatment Plant Project will be furnished a copy of such annual budget, and each Participating Member hereby acknowledges its ability to pay its share of the Operation and Maintenance Expenses from available funds budgeted therefor. On or before July 15 of each year thereafter commencing July 15, 2026, the Authority shall furnish to each Participating Member a

preliminary estimate of the Operating and Maintenance Payment required from each Participating Member for the next following Annual Payment Period.

Not less than 60 days before the commencement of each Annual Payment Period beginning in Fiscal Year 2026-2027, the Authority shall cause to be prepared a preliminary budget for the Expansion Project for the next ensuing Annual Payment Period. A copy of such preliminary budget shall be filed with each Customer before action by the Board. Any Participating Member may submit comments about the preliminary budget directly to the Board. The Board may adopt the preliminary budget or make such amendments thereof as to it may seem proper; provided, however, no change or amendment to the preliminary budget will be made by the Board after such preliminary budget has been submitted to the Participating Members which change or amendment would in effect increase the Operating and Maintenance Payment without resubmitting such amended preliminary budget to the Participating Members. The Board shall thereupon approve the annual budget. With respect to budgetary matters, the Participating Members shall have the right only to comment on the preliminary budget; their approval of the preliminary or final annual budget shall not be required. The annual budget thus approved by the Board shall be the annual budget for the next ensuing Annual Payment Period. The annual budget, including the first annual budget, may be amended by the Authority at any time to transfer funds from one account or fund to another account or fund, provided such transfer will not increase the total budget and the transfer of funds is attributable to the costs of the Expansion Project or to the Operation and Maintenance Expenses. Subject to notification to the Participating Members, the amount for any account or fund, or the amount for any purpose, in the annual budget may be increased through formal action by the Board even though such action might cause the total amount of the annual budget for the Expansion Project to be exceeded; provided, however, such action shall be taken only in the event of an emergency or special circumstances which shall be clearly stated in the notice to the Participating Members and in the resolution at the time such action is taken by the Board.

The foregoing shall not prevent the Authority from combining the budget for the Original System, the OJR Plant, and any other regional wastewater treatment facility of the Authority, either in existence or subsequently constructed and/or acquired, with the budget for the Expansion Project so long as the budget provides amounts sufficient to pay the annual requirement for Operation and Maintenance Expenses due under any applicable regional service contract.

Notwithstanding anything herein to the contrary, no failure of the Authority to estimate, and no mistake by the Authority in any estimate of, the amount of or schedule for the Operating and Maintenance Payment due from the Participating Members in any Fiscal Year shall relieve the Participating Members from (or defer) their absolute and unconditional obligation to make the Operating and Maintenance Payment in full when due.

Section 5.04 Payments by Participating Members.

A. For wastewater delivered by the Participating Members to the Authority under this Contract, and by the other Customers to the Authority under their respective regional wastewater treatment contract, whether or not the Participating Members or other Customers, respectively, deliver such wastewater, each of the Participating Members under this Contract, and the other Customers under their respective contract, agree to pay, at the time and in the manner hereinafter provided, its Bond Payment and Operating and Maintenance Payment. Each Customer shall pay its Bond Payment and Operating and Maintenance Payment directly to the Authority (or its assigns), in monthly installments in accordance with the schedule of payments furnished by the Authority, as hereinafter provided.

B. Each Participating Member hereby agrees that it will make payments to the Authority required by this Contract at the Authority's offices within 15 days of the date a bill for service is deposited in the United States mail. If any Participating Member at any time disputes the amount to be paid by it to the Authority, such complaining party shall nevertheless promptly make such payment or payments; but if it is subsequently determined by agreement or by appropriate administrative, board, agency, or court decision that such disputed payments should have been less, or more, the Authority shall promptly revise and reallocate the charges in such manner that the Participating Member will recover its overpayment or the Authority will recover the amount due it. All amounts due and owing to the Authority by each Participating Member or due and owing to any Participating Member by the Authority shall, if not paid when due, bear interest at the maximum lawful nonusurious rate of interest per annum from the date when due until paid.

C. The Authority shall, to the extent permitted by law, suspend the delivery of services or the acceptance of wastewater to the Expansion Project by any Participating Member which remains delinquent in any payments due under the preceding paragraph for a period of thirty (30) days, and shall not resume delivery of services or the acceptance of wastewater to the Expansion Project while such Participating Member is so delinquent. The Authority also retains the right to charge a reconnection fee or other appropriate charges prior to commencing utility service to the delinquent Participating Member. The Authority shall pursue all legal remedies against any such delinquent Participating Member to enforce and protect the rights of the Authority, the other Participating Members, and the holders of the Bonds, if Bonds have been issued or incurred. The delinquent Participating Member shall not be relieved of the liability to the Authority for the payment of all amounts which would have been due hereunder had no default occurred or the percentage had not been redetermined as provided in this Section. It is understood that the foregoing provisions are for the benefit of the Authority and holders of the Authority's Bonds, if Bonds have been issued or incurred, so as to insure that all of the Bond Payment and the Operating and Maintenance Payment will be paid by the non-delinquent Participating Members and the Authority during each Annual Payment Period regardless of the delinquency of a particular Participating Member. If any amount due and owing the Authority by any Participating Member is placed with an attorney for collection, such Participating Member shall pay to the Authority all attorneys' fees, in addition to all other payments provided for herein, including interest.

D. If, during any Annual Payment Period, any Participating Member's Bond Payment or Operating and Maintenance Payment is redetermined in any manner as provided or required in Section 5.05, the Authority will promptly furnish such Participating Member with an updated schedule of monthly payments reflecting such redetermination.

Section 5.05 Redetermination of Bond Payment and Operating and Maintenance Payment.

Notwithstanding the foregoing, the Bond Payment and the Operating and Maintenance Payment, and each Customer's share of either, shall be redetermined, after consultation with each of the Customers, at any time during any Annual Payment Period, to the extent deemed necessary or advisable by the Authority, if:

- A. Unusual, extraordinary, or unexpected Operation and Maintenance Expenses are required which are not provided for in the Authority's annual budget or reserves for the Expansion Project;
- B. Operation and Maintenance Expenses of the Expansion Project are substantially less than estimated;

- C. a Participating Member's interest under this Contract is terminated as provided herein or Additional Participating Members become subject to this Contract;
- D. the Authority issues Bonds for the Expansion Project; or
- E. the Authority receives either significantly more or significantly less revenues or other amounts than those anticipated.

Section 5.06 Connection to the Expansion Project.

Each Participating Member agrees to connect each Point of Delivery to the Expansion Project and to bear solely such Participating Members' total construction costs in connection therewith, including material, labor, and equipment, required to implement such connection with the system. Each Participating Member acknowledges the Authority's right to inspect the construction of each of the Participating Members' connections to the Expansion Project.

Section 5.07 Unconditional Payments.

A. Notwithstanding any provision of this Contract to the contrary, while this Contract remains in effect each of the Participating Members agrees to pay its share of the total cost of the Expansion Project and the Bonds.

B. Subject to any offset described in Section 5.01, a Participating Member that does not deliver all of the wastewater allocated to it under this Contract, and a Customer that does not deliver all of the wastewater allocated to it under their respective regional wastewater treatment contract, shall nonetheless be responsible for paying its allocable share of costs in accordance with the provision of this Contract or the respective contract, respectively. The Authority and the Customers delivering wastewater will share the cost of the remaining Operation and Maintenance Expenses of the Expansion Project in proportion to the quantity of wastewater each delivers pursuant to this Contract or the respective contract, respectively.

C. Recognizing that the Participating Members urgently require the facilities and services of the Expansion Project, and that such facilities and services are essential and necessary for actual use and for standby purposes, and further recognizing the fact that the Authority will use payments received from the Participating Members to pay and secure the Bonds, it is hereby agreed that each of the Participating Members shall be unconditionally obligated to pay, without offset or counterclaim, its Bond Payment and Operating and Maintenance Payment, as provided and determined in this Contract, regardless of whether or not the Authority actually acquires, constructs, or completes the Expansion Project or actually receives wastewater at the Expansion Project from any Participating Member hereunder, or whether or not any Participating Member actually delivers wastewater to the Expansion Project whether due to Force Majeure or any other reason whatsoever, regardless of any other provisions of this or any other contract or agreement between any of the parties hereto. This covenant by the Participating Members shall be for the benefit of and enforceable by the holders of the Bonds as well as the Authority.

D. If by reason of Force Majeure a Participating Member or the Authority shall be rendered unable wholly or in part to carry out its obligations under this Contract, other than the obligation of each Participating Member to make the payments required under Section 5.04 of this Contract, then if such party shall give notice and full particulars of such Force Majeure in writing to the other Participating Members and/or the Authority, as appropriate, within a reasonable time after occurrence of the event or

cause relied on, the obligation of the Participating Member or the Authority giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and such Participating Member or the Authority shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "Force Majeure" as employed herein shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States or the State of Texas, or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, partial or entire failure of wastewater delivery facilities, or on account of any other causes not reasonable within the control of the party claiming such inability.

ARTICLE VI
Additional Participating Members

Section 6.01 Additional Participating Members. If capacity at the Expansion Project is available, the Authority and the Original Participating Members agree that additional entities may become subject to the provisions of this Contract as Additional Participating Members by providing the following to the Authority and the then Participating Members:

- A. an executed signature page to this Contract in form satisfactory to the Authority;
- B. to the extent any representation contained in this Contract relating to Participating Members does not correctly describe such entity, a revision of such representations satisfactory in form and content to the Authority in the Authority's sole discretion to be included on Exhibit C to this Contract;
- C. a revised Exhibit A to this Contract satisfactory to the Authority and all then Participating Members;
- D. a revised Exhibit B to this Contract setting forth the Point(s) of Delivery for such entity which shall be satisfactory to the Authority;
- E. a completed Exhibit C to this Contract to the extent applicable to such entity and in form satisfactory to the Authority; and
- F. such other certifications and information as may be reasonably requested by the Authority and the then Participating Members.

The City, as an Original Customer, hereby acknowledges the right of the City of Schertz, Texas, as the other Original Customer, to utilize up to 55% of the capacity of the Expansion Project, as specified in that certain "Regional Wastewater Treatment Contract" by and between the Authority and the City of Schertz, Texas of even date herewith.

Notwithstanding any provision in this Contract to the contrary, the Parties acknowledge the Authority's ability to expand the System, including through the issuance of Special Project Bonds supported by contracts with the Original Customer, Additional Participating Members, Customers, or any future members of the Authority, with or without the approval of the other Customers, should the Participating Member solely interested in expanding the System be willing to issue Special Project Bonds and accept sole authority for payment for the expansion of the System.

ARTICLE VII
Special Conditions

Section 7.01 Operation and Maintenance of the Expansion Project. The Authority will continuously operate and maintain the Expansion Project in an efficient manner and in accordance with good business and engineering practices, and at reasonable cost and expense. The Authority recognizes its right and duty to operate the Expansion Project in the most prudent and economical manner for the benefit of all Participating Members.

Section 7.02 Expansion Project Schedule. It is the intent of the parties that the Expansion Project be placed in operation as soon as practicable, and the Authority agrees to proceed diligently with the evaluation of feasibility, the securing of regulatory permits, and the design and construction of the Expansion Project to meet such schedule, subject to the other terms and conditions in this Contract.

Section 7.03 Permits, Financing, and Applicable Laws. Any obligations on the part of the Authority to acquire, construct, and complete the Expansion Project and related facilities and to treat wastewater at the Expansion Project from the Participating Members shall be (i) conditioned upon the Authority's ability to obtain all necessary permits, material, labor, and equipment; (ii) subject to the Authority's final determination of feasibility of transportation of the wastewater to the Expansion Project; (iii) conditioned upon the ability of the Authority to finance the cost of the Expansion Project through the sale of the Bonds; and (iv) subject to all present and future valid laws, orders, rules, and regulations of the United States of America, the State of Texas, the Commission, and any regulatory body having jurisdiction.

Section 7.04 Title to Wastewater; Indemnification. Title to all wastewater delivered by each Participating Member shall be in the Participating Member up to the Point of Delivery for such Participating Member, at which point title shall pass from the delivering Participating Member to the Authority. The Authority and each of the Participating Members shall, to the extent permitted by law, save and hold each other harmless from all claims, demands, and causes of action which may be asserted by anyone on account of the transportation and delivery of this wastewater while title remains in such party.

Section 7.05 Payments Solely From Revenues. The Authority shall never have the right to demand payment by any Participating Member of any obligations assumed by it or imposed on it under and by virtue of this Contract from funds raised or to be raised by taxes, and the obligations under this Contract shall never be construed to be a debt of such kind as to require any of the Participating Members to levy and collect a tax to discharge such obligation. Nonetheless, any Participating Member may make payments from its utility system revenues, or from any other lawful source, including ad valorem taxes, if lawfully available to such Participating Member.

Section 7.06 Operating Expenses. Each of the Participating Members represent and covenant that, to the extent payments under this Contract are made with utility system revenues, such payments shall constitute reasonable and necessary "operating expenses" of its utility system, as defined in Chapter 1502, as amended, Texas Government Code, and that all such payments will be made from the revenues of its utility system or any other lawful source. The Participating Members represent and have determined that the wastewater to be treated at the Expansion Project by the Authority is absolutely necessary and essential to the present and future operation of its utility system and that the Expansion Project represents a long-term plan for the treatment of each Participating Member's wastewater to meet current and projected needs of each Participating Member's utility system and facilities, and, accordingly, all payments required by this Contract to be made by each Participating Member shall constitute reasonable

and necessary operating expenses of its utility system as described above, with the effect that such payments from revenues of such systems shall be deducted from gross revenues of the system in the same manner as other system operating and maintenance expenses for purposes of determining net revenues available to pay bonds or other similar obligations heretofore or hereafter issued by each Participating Member, which obligations are payable from and secured by a pledge of the revenues of the system or facilities after deduction of maintenance and operating expenses.

Section 7.07 Rates for Wastewater. Each Participating member agrees throughout the term of this Contract to continuously operate and maintain its utility system and to fix and collect such rates and charges for utility services to be supplied by its system as aforesaid as will produce revenues in an amount equal to at least (i) all of the expenses of operation and maintenance expenses of such system, including specifically, its Bond Payment and Operating and Maintenance Payment under this Contract, and (ii) all other amounts as required by law and the provisions of the ordinance or resolutions authorizing its revenue bonds or other obligations now or hereafter outstanding, including the amounts required to pay all principal of and interest on such bonds and other obligations.

Section 7.08 Use of Funds and System. The Authority covenants and agrees that neither the proceeds from the sale of the Bonds, nor the money paid it pursuant to this Contract, nor any earnings from the investment of any of the foregoing, will be used for any purposes, except those directly relating to the Expansion Project and the Bonds as provided in this Contract.

Section 7.09 Rights-of-Way.

A. Each Participating Member hereby grants to the Authority without additional cost to the Authority, the use of the streets, easements, rights-of-way, and pipelines under its control for the construction, emergency repairs, operation, and maintenance of the Expansion Project and the provision and transmission of wastewater hereunder; provided, however, such grant of the use of streets, easements, rights-of-way, and pipelines to the Authority is subject to and conditioned on the Authority (i) complying with all applicable policies, practices, and regulations of the Participating Members governing and regulating such use of the streets, easements, rights-of-way, and pipelines and (ii) paying all costs, if any, of restoring such streets, easements, rights-of-way, and pipelines to substantially the same state of condition that existed prior to the Authority's use.

B. To the extent they have such ownership authority, each Participating Member agrees that, with prior written approval, the Authority may use streets, alleys, and public rights-of-way within the Participating Member's boundaries for pipeline purposes.

Section 7.10 Insurance. The Authority agrees to carry and arrange for fire, casualty, public liability, and/or other insurance, including self-insurance, on the Expansion Project for purposes and in amounts which, as determined by the Authority, ordinarily would be carried by a privately owned utility company owning and operating such facilities, except that the Authority shall not be required to provide liability insurance except to insure itself against risk of loss due to claims for which it can, in the opinion of the Authority's legal counsel, be liable under the Texas Tort Claims Act or any similar law or judicial decision. Such insurance will provide, to the extent feasible and practicable, for the restoration of damaged or destroyed properties and equipment, to minimize the interruption of the services of such facilities. Premiums for such insurance that relate directly to the Expansion Project or, under generally accepted cost accounting practices, is allocable to the Expansion Project, shall constitute an Operation and Maintenance Expense.

Section 7.11 Additional Special Provisions. The parties hereto acknowledge and agree to the Special Provisions, if any, which are set forth in Exhibit C hereto. The Special Provisions for this Contract reflect circumstances or issues for specific Participating Members which may be different from those of other Participating Members and therefore constitute a modification of or requirement in addition to the standard provisions otherwise contained in this Contract. To the extent of any conflict between any Special Provision and any other provision of this Contract, the Special Provision shall control.

ARTICLE VIII Continuing Disclosure

Section 8.01 Annual Reports. The Authority (and each Participating Member if required by the Rule in its approval certificate for any series of Bonds) shall file annually with the MSRB, (1) within six months after the end of each Fiscal Year of the Authority ending in or after 2025, financial information and operating data with respect to the Authority of the general type included in the Sale and Offering Documents authorized by Section [33] of the Bond Resolution, being the information described in Exhibit C to the Bond Resolution, and (2) if not provided as part of such financial information and operating data, audited financial statements of the Authority, when and if available. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles described in Exhibit C to the Bond Resolution, or such other accounting principles as the Authority may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the Authority commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the Authority shall file unaudited financial statements within such period and audited financial statements for the applicable Fiscal Year to the MSRB, when and if the audit report on such financial statements becomes available. The Authority must have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. The annual financial statement, including the auditor's opinion on the statement, shall be filed in the office of the Secretary, Board of Directors, within 180 days after the last day of the Authority's Fiscal Year. Additionally, upon the filing of this financial statement and the annual audit, these documents are subject to the Texas Open Records Act, as amended, Texas Government Code, Chapter 552.

If the Authority changes its Fiscal Year, it will file notice of such change (and of the date of the new Fiscal Year end) with the MSRB prior to the next date by which the Authority otherwise would be required to provide financial information and operating data pursuant to this Section.

Section 8.02 Material Event Notices. The Authority shall file notice of any of the following events with respect to the Bonds to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;

- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Authority, which shall occur as described below;
- (13) The consummation of a merger, consolidation, or acquisition involving the Authority or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional paying agent/registrars or the change of name of a paying agent/registrars, if material;
- (15) Incurrence of a Financial Obligation of the Authority, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Authority, any of which affect security holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Authority, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Authority in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Authority, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Authority, and (b) the Authority intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this Section to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

The Authority shall file notice with the MSRB, in a timely manner, of any failure by the Authority to provide financial information or operating data in accordance with this Section by the time required by this Section.

Section 8.03 Limitations, Disclaimers, and Amendments. The Authority shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Authority remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the Authority in any event will give notice of any deposit that causes the Bonds to be no longer Outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Authority undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Authority’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Authority does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE AUTHORITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE AUTHORITY, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the Authority in observing or performing its obligations under this Section shall constitute a breach of or default under this Contract for purposes of any other provision of this Contract.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Authority under federal and state securities laws.

The provisions of this Section may be amended by the Authority from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Authority, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Contract that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Authority (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The Authority may also repeal or amend the provisions of this Section if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the Authority also may amend the provisions of this Section in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or

selling Bonds in the primary offering of the Bonds, giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the Authority so amends the provisions of this Section, the Authority shall include with any amended financial information or operating data next provided in accordance with this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 8.04 Information Format – Incorporation by Reference. The Authority information required under this Section shall be filed with the MSRB through EMMA in such format and accompanied by such identifying information as may be specified from time to time thereby. Under the current rules of the MSRB, continuing disclosure documents submitted to EMMA must be in word-searchable portable document format (PDF) files that permit the document to be saved, viewed, printed, and retransmitted by electronic means and the series of obligations to which such continuing disclosure documents relate must be identified by CUSIP number or numbers.

Financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public through EMMA or filed with the SEC.

ARTICLE IX General Provisions

Section 9.01 Term of Contract. This Contract shall be effective on and from the Contract Date and shall continue in force and effect for forty (40) years; provided, however, the term of this Contract and the expiration date may be extended for succeeding five (5) year periods at the option of one or more of the Participating Members. It is understood and agreed by the Authority and each Participating Member that the delivery of wastewater hereunder shall continue throughout any renewals or extension of this Contract. The Authority's obligation to provide wastewater services hereunder shall commence from the date the Expansion Project becomes operational and functional as certified by the consulting engineers for the Expansion Project.

Section 9.02 Approval and Consent. Unless otherwise provided herein, any approval or consent required by the provisions of this Contract by a Participating Member or the Authority shall be evidenced by a written resolution adopted by the governing body of the party giving such approval or consent (or by the General Manager on behalf of the Authority when permitted). Upon receipt of such written resolution duly certified by the appropriate party, the Authority or the Participating Member can conclusively act on the matter requiring such approval.

Section 9.03 Modification and Amendment.

A. No change, amendment, or modification of this Contract shall be made or be effective which will affect adversely the prompt payment when due of all money required to be paid by any Participating Member under this Contract or any similar contract, and no such change, amendment, or modification shall be made or be effective which would cause a violation of any provisions of any Bond Resolution.

B. This Contract may be amended upon the written consent of the Authority and all then Participating Members; provided, however, no amendment to this Contract shall impair the rights of any holder of any of the Authority's Bonds.

Section 9.04 Addresses and Notice. Unless otherwise provided herein, any notice, communication, request, reply, or advice (herein severally and collectively, for convenience, called "Notice") herein provided or permitted to be given, made or accepted by any party to any other party must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party, or by prepaid telegram when appropriate, addressed to the party to be notified. Notice deposited in the mail in the manner hereinabove described shall be conclusively deemed to be effective, unless otherwise stated herein, from and after the expiration of three days after it is so deposited. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties hereto shall, until changed as hereinafter provided, be as follows:

A. If to the Authority, to:

Cibolo Creek Municipal Authority
100 Dietz Road
Schertz, Texas 78154

B. If to the City of Cibolo, Texas to:

City of Cibolo, Texas
P.O. Box 826
Cibolo, Texas 78108

The parties hereto shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least fifteen (15) days' written notice to the other parties hereto.

Section 9.05 State or Federal Laws, Rules, Orders, or Regulations. This Contract is subject to all applicable federal and state laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state, or federal governmental authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum having jurisdiction.

Section 9.06 Remedies Upon Default. It is not intended hereby to specify (and this Contract shall not be considered as specifying) an exclusive remedy for any default, but all such other remedies (other than termination) existing at law or in equity may be availed of by any party hereto and shall be cumulative. Recognizing, however, that the Authority's undertaking to provide and maintain the Expansion Project is an obligation, failure in the performance of which cannot be adequately compensated in money damages alone, the Authority agrees, in the event of any default on its part, that each Participating Member shall have available to it the equitable remedy of mandamus and specific performance in addition to any other legal or equitable remedies (other than termination) which may also be available. Recognizing that failure in the performance of any Participating Member's obligations hereunder could not be adequately compensated in money damages alone, each Participating Member agrees in the event of any default on its part that the Authority shall have available to it the equitable remedy of mandamus and specific performance in addition to any other legal or equitable remedies (other than termination) which may also be available to the Authority. Notwithstanding anything to the contrary contained in this Contract, any right or remedy or any default hereunder, except the right of the Authority to receive each of the Bond Payment and the Operation and Maintenance Payment, which shall never be determined to be waived, shall be deemed to be conclusively waived unless asserted by a proper

proceeding at law or in equity within two (2) years plus one (1) day after the occurrence of such default. No waiver or waivers of any breach or default (or any breaches or defaults) by any party hereto or of performance by any other party of any duty or obligation hereunder shall be deemed a waiver thereof in the future, nor shall any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character, or description, under any circumstance.

Section 9.07 Severability. The parties hereto specifically agree that in case any one or more of the sections, subsections, provisions, clauses, or words of this Contract or the application of such sections, subsections, provisions, clauses, or words to any situation or circumstance should be, or should be held to be, for any reason, invalid or unconstitutional, under the laws of the State or the United States of America, or in contravention of any such laws, such invalidity, unconstitutionality, or contravention shall not affect any other sections, subsections, provisions, clauses, or words of this Contract or the application of such sections, subsections, provisions, clauses, or words to any other situation or circumstance, and it is intended that this Contract shall be severable and shall be construed and applied as if any such invalid or unconstitutional section, subsection, provision, clause or word had not been included herein, and the rights and obligations of the parties hereto shall be construed and remain in force accordingly.

Section 9.08 Venue. All amounts due under this Contract, including, but not limited to, payments due under this Contract or damages for the breach of this Contract, shall be paid and be due in Guadalupe County, Texas, which is the County in which the principal administrative offices of the Authority are located. It is specifically agreed among the parties to this Contract that Guadalupe County, Texas, is the place of performance of this Contract; and in the event that any legal proceeding is brought to enforce this Contract or any provision hereof, the same shall be brought in the Texas state courts located in Guadalupe County, Texas.

Section 9.09 Assignment. Neither the Authority nor any Participating Member may assign any interest it may have under this Contract without the prior written consent of the other parties hereto; provided, however, the foregoing restriction shall not prevent the Authority from taking any action in connection with the issuance of the Bonds to secure the payment of the Bonds with amounts to be received by the Authority under this Contract.

Section 9.10 Entire Agreement. This Contract constitutes the entire agreement among the parties with respect to the delivery of wastewater to the Plant for treatment by the Authority for the benefit of the Participating Members.

Section 9.11 Applicable Law. This Contract shall be governed by and construed in accordance with the laws of the State, and the obligations, rights, and remedies of the parties hereunder shall be determined in accordance with such laws without reference to the laws of any other state or jurisdiction, except for applicable federal laws, rules, and regulations.

Section 9.12 Waiver of Governmental Immunity. The Participating Members under this Contract agree that the mutual commitment stated in this Contract to provide funding for utility system improvements constitute an agreement by each party for providing goods and services to the other parties, and that this Contract is subject to Chapter 271, Subchapter I, of the Texas Local Government Code. The parties hereto recognize and agree that the Legislature has thereby waived governmental immunity for parties under this Contract to the extent permitted by Chapter 271, Subchapter I, of the Texas Local Government Code.

Section 9.13 No Sale, Lease, or Other Transfer of Participating Member' Utility System. Pursuant to the terms of this Contract, a Participating Member, to the extent permitted by law, shall not sale, lease, or otherwise transfer any substantial interest in such Customer's utility system (constituting at least 50% of the fair market value of its utility system) without the written consent of the Authority.

Section 9.14 Counterparts. This Contract may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

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IN WITNESS WHEREOF, the parties hereto acting under authority of their respective governing bodies have caused this Contract to be duly executed as of the day and year first above written.

CIBOLO CREEK MUNICIPAL
AUTHORITY

By: _____
President, Board of Directors

ATTEST:

Secretary, Board of Directors

(AUTHORITY SEAL)

CITY OF CIBOLO, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

(CITY SEAL)

Exhibit A

Rate Methodology Established Pursuant to the Authority's Service Rules and Policies

TO BE DETERMINED

Exhibit B

Points of Delivery

TO BE DETERMINED

Exhibit C

Special Provisions

NONE

Exhibit D

South Wastewater Treatment Plant Service Area



City Council Regular Meeting Staff Report

B. Approval/Disapproval of a Resolution of the City Council expressing support for the MPO Pedestrian Bridge and Trail Connectivity Project and Authorizing Submission of an Application under the Texas Department of Transportation (TXDOT) Senate Bill 1555 Off-System Rail Grade Separation Program. (Ms. Martinez)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Resolutions Item: 12B.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The 89th Texas Legislature enacted Senate Bill 1555, establishing the Texas Off-System Rail Grade Separation Program to improve public safety, enhance mobility, and reduce congestion at rail crossings on non-state roadways. City staff has worked with our City Engineer and TxDOT to develop and submit a funding application for a project that would improve pedestrian and cyclist safety connecting to the City's trail system and providing a bridge across the railway. Preliminary application was filed on November 14th. If selected, the City would be called to submit a final application; TxDOT has not released the date for final applications. TxDOT staff have represented that they intend to award grants by sometime in January 2026.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution in support of the project and submission of the application.

FINANCIAL IMPACT:

The application requires the City to commit a 10% match to the project. The City staff are still developing a preliminary cost of the pedestrian grade separated bridge as of the time of this packet. A final figure will be available during the presentation. A portion of this match may be available from Union Pacific Railroad (UPRR).

MOTION(S):

I move to approve (or disapprove) the Resolution expressing support for the MPO Pedestrian Bridge and Trail Connectivity Project and authorizing submission of an application under Senate Bill 1555 - Texas Department of Transportation Off System Rail Grade Separation Program.

Attachments

[Council Resolution MPO Pedestrian Bridge.pdf](#)

[PROP PED RR CROSSING 251105 Map.pdf](#)



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, EXPRESSING SUPPORT FOR THE MPO PEDESTRIAN BRIDGE AND TRAIL CONNECTIVITY PROJECT AND AUTHORIZING SUBMISSION OF AN APPLICATION UNDER THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) SENATE BILL 1555 OFF-SYSTEM RAIL GRADE SEPARATION PROGRAM.

WHEREAS, the 89th Texas Legislature enacted Senate Bill 1555, establishing the Texas Off-System Rail Grade Separation Program to improve public safety, enhance mobility, and reduce congestion at rail crossings on non-state roadways; and

WHEREAS, the City of Cibolo recognizes the importance of safe, efficient, and multimodal connectivity for residents, students, and visitors; and

WHEREAS, the proposed MPO Pedestrian Bridge and Trail Connectivity Project will provide a grade-separated pedestrian and bicycle bridge that connects directly with the City's Phase I Trail System, thereby creating a continuous and safe network linking neighborhoods, schools, parks, and business districts; and

WHEREAS, the project will eliminate pedestrian-rail conflict points, improve safety for non-motorized users, and promote equitable access while supporting the State's broader goals of safety, sustainability, and economic vitality; and

WHEREAS, the City of Cibolo is committed to providing the required ten percent (10%) local match and to partnering with TxDOT, the Alamo Area Metropolitan Planning Organization (AAMPO), and other regional stakeholders to ensure the successful design, funding, and completion of the project; and

WHEREAS, the City Council recognizes that this investment will enhance quality of life, strengthen regional connectivity, and serve as a model for multimodal collaboration across South Central Texas.

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

1. The City of Cibolo hereby supports and endorses the submission of the MPO Pedestrian Bridge and Trail Connectivity Project application to the TxDOT SB 1555 Off-System Rail Grade Separation Program.
2. The City affirms its commitment to provide the ten percent (10%) local match required for the project, inclusive of eligible planning, design, and construction management costs.
3. The City Manager, or designee, is hereby authorized to execute all necessary documents and agreements required to complete and submit the application, and to coordinate with TxDOT and all relevant partners to advance the project to construction upon award.
4. This resolution shall be effective immediately upon adoption.

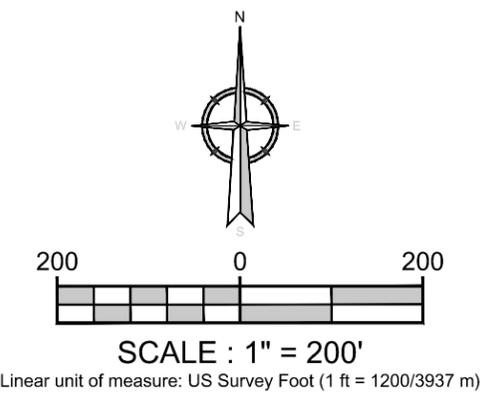
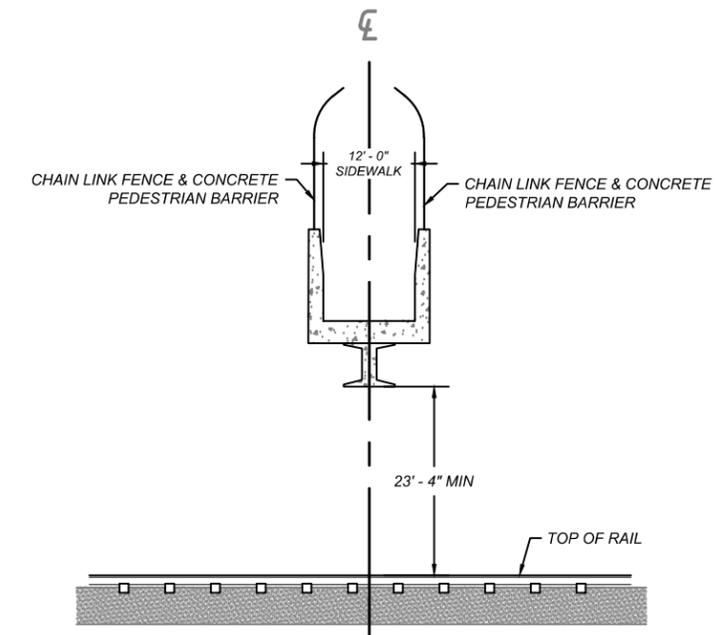
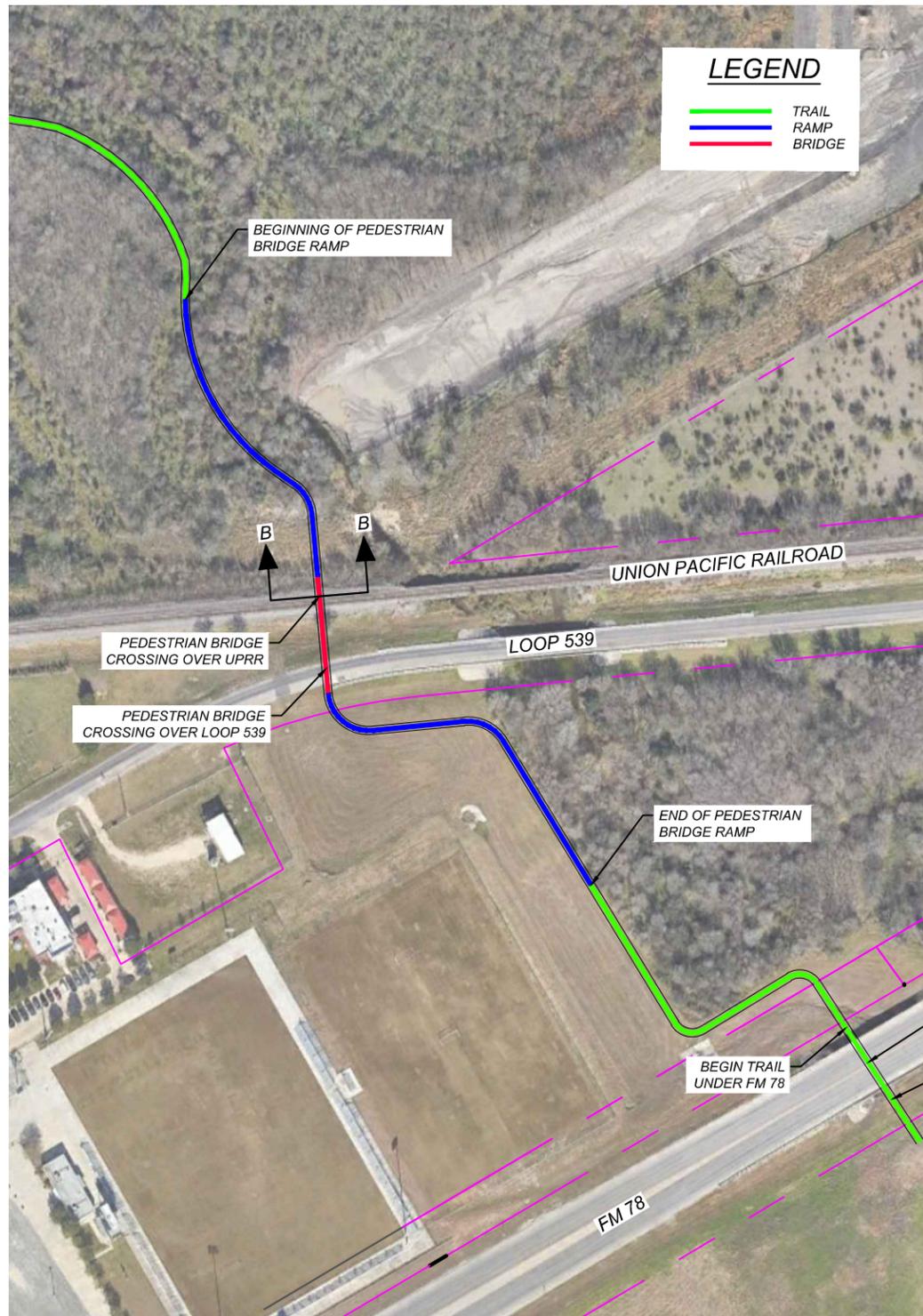
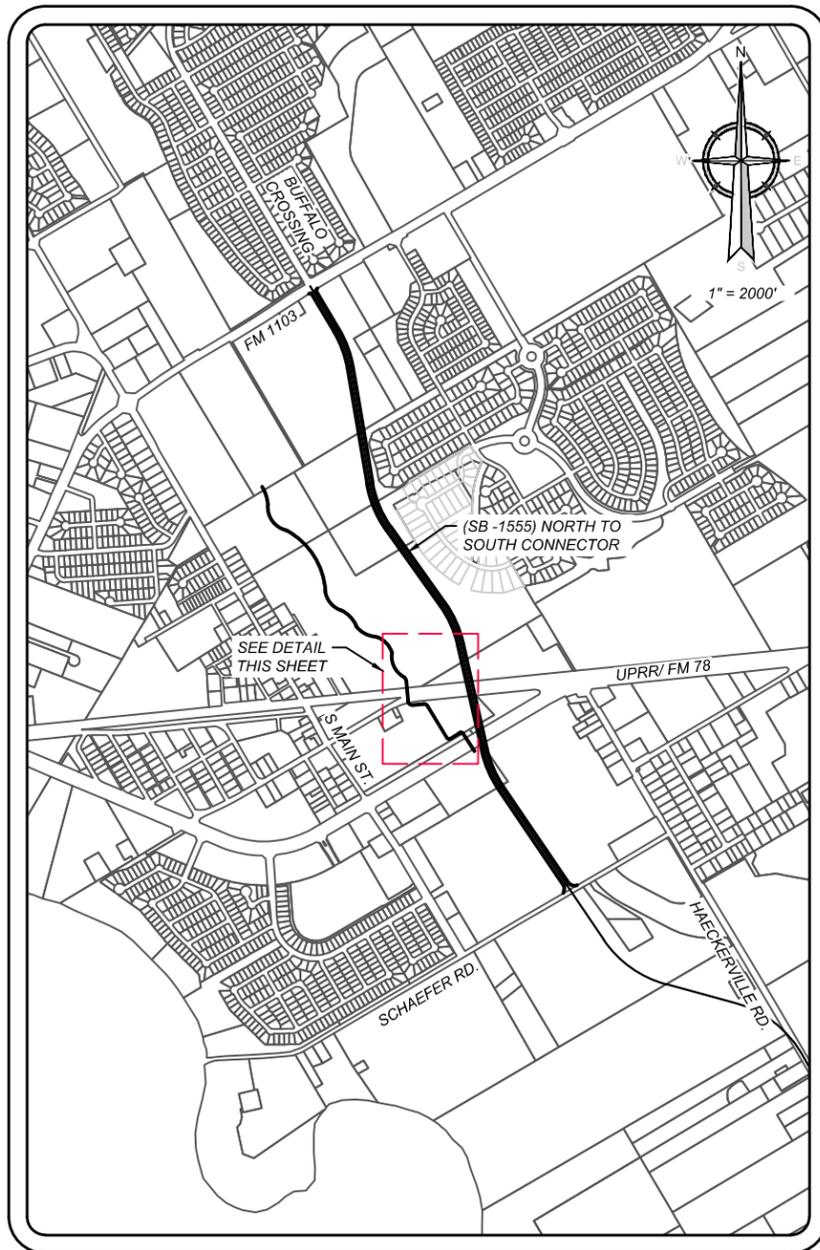
PASSED AND APPROVED by the City Council of the City of Cibolo, Texas, on this 18th day of November, 2025.

APPROVED:

Kara Latimer, Mayor

ATTEST:

Peggy Cimics, City Secretary





City Council Regular Meeting Staff Report

C. Approval/Disapproval of a Resolution of the City Council expressing support for the Submission of Applications to the Texas Department of Transportation (TXDOT) under the Senate Bill 1555 Grant Program including the FM78 & Country Lane Rail Separation Project. (Ms. Martinez)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Resolutions Item: 12C.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The 89th Texas Legislature enacted Senate Bill 1555, establishing the Texas Off-System Rail Grade Separation Program to improve public safety, enhance mobility, and reduce congestion at rail crossings on non-state roadways. City staff has worked with our City Engineers to develop and submit a funding application for a project that improves the safety at Country Lane and FM78 rail crossing. The crossing has been the site of multiple train-vehicle collisions and frequent blocked crossing delays. Construction of a grade-separated overpass would eliminate the conflict point, restoring reliable east-west mobility and safeguarding emergency response performance. If selected, the City would be called to submit a final application; TxDOT has not released the date for final applications. TxDOT staff have represented that they intend to award grants by sometime in January 2026.

The proposed bridge would implement the proposed North-South Parkway thoroughfare, which was added to the City's Master Thoroughfare Plan in the updated Comprehensive Plan in September 2024. If the City is successful with this grant, it would accelerate the achievement of a north-south arterial roadway, grade separated connection from FM 1103 to the south side of FM 78 and, ultimately, to Interstate 10. This has been an aspiration of the City of Cibolo since the early 2000s. The City and TxDOT completed a FM 1103 Route Study Report in November 2007, almost 20 years ago. The City has continued to represent this regional roadway in its Comprehensive Plan ever since.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution in support of the project and submission of the application.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution in support of the project and submission of the application.

FINANCIAL IMPACT:

The application requires the City to commit a 10% local match to the project. The City staff have developed a \$50 million grant preliminary application with a \$5 million local match. A portion of this match (up to 50%) may be available from Union Pacific Railroad (UPRR).

MOTION(S):

I move to approve (or disapprove) the Resolution expressing support for the Project and authorizing submission of an application under Senate Bill 1555 - Texas Department of Transportation Off System Rail Grade Separation Program.

Attachments

[Council Resolution FM78 project.pdf](#)

[PROP PED RR CROSSING_251105 Map.pdf](#)



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, EXPRESSING SUPPORT FOR THE SUBMISSION OF APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) UNDER THE SB 1555 GRANT PROGRAM, INCLUDING THE FM 78 & COUNTRY LANE RAIL SEPARATION PROJECT

WHEREAS, the City of Cibolo recognizes the urgent need for enhanced mobility and safety at the FM 78 and Country Lane at-grade rail crossing; and

WHEREAS, the SB 1555 Grant Program provides \$250 million in funding to eliminate unsafe rail crossings and promote statewide mobility and safety; and

WHEREAS, the City affirms its intent to submit multiple project applications, including the FM 78 & Country Lane rail separation; and

WHEREAS, the City acknowledges the requirement of a 10% local match and will actively secure contributions from local, regional, and private partners.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, supports and endorses the preparation and submission of applications to the TXDOT SB1555 Grant Program and authorizes the Mayor and City Staff to take necessary steps to execute and administer such applications.

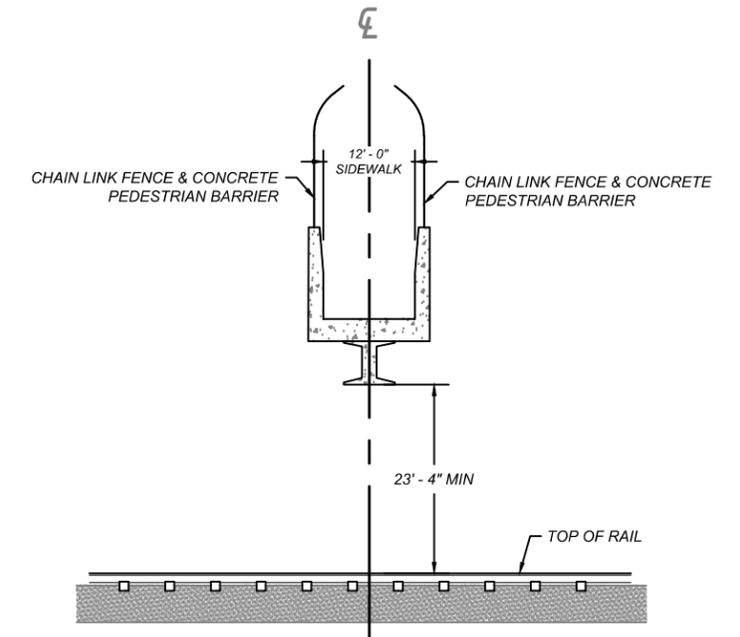
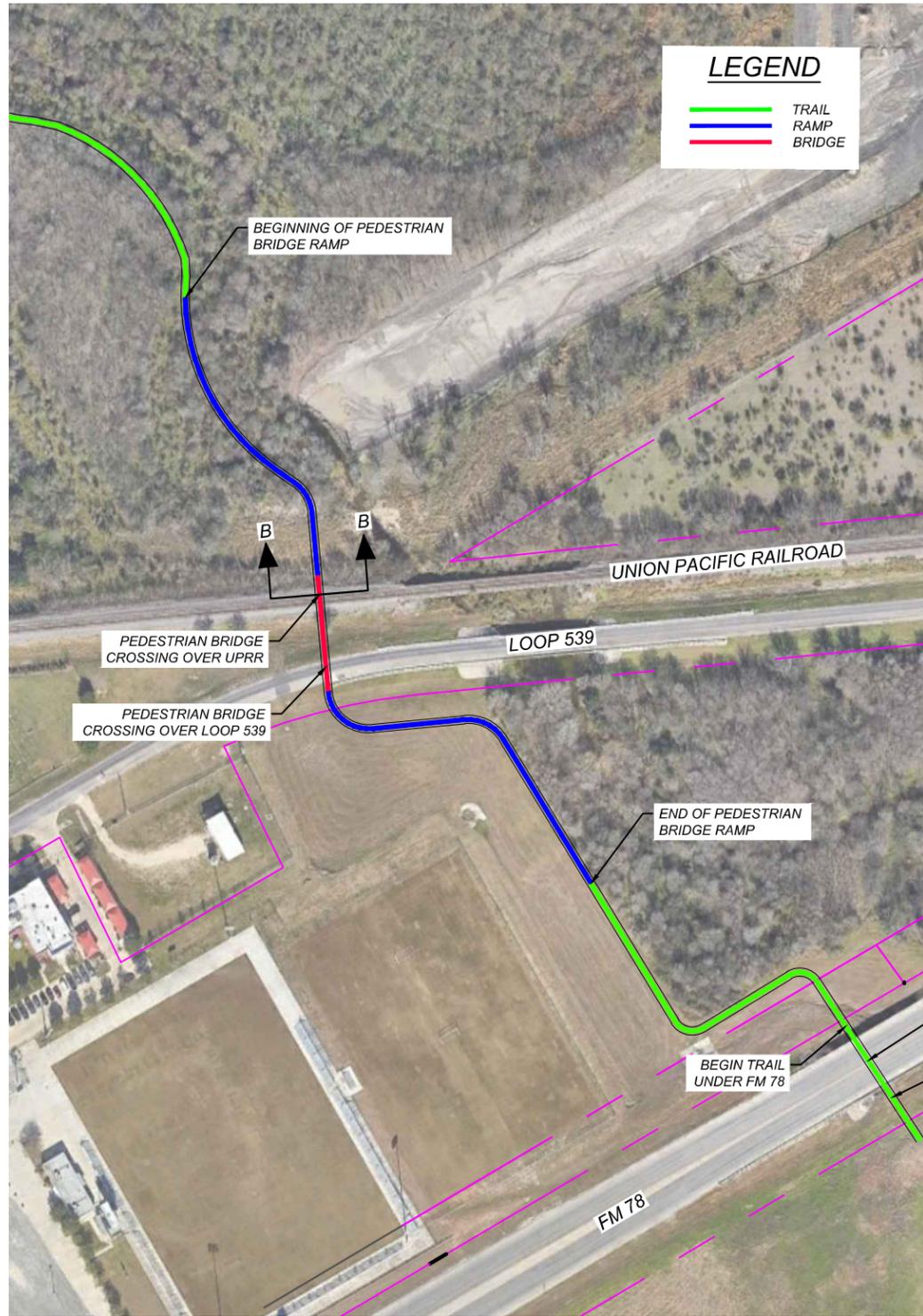
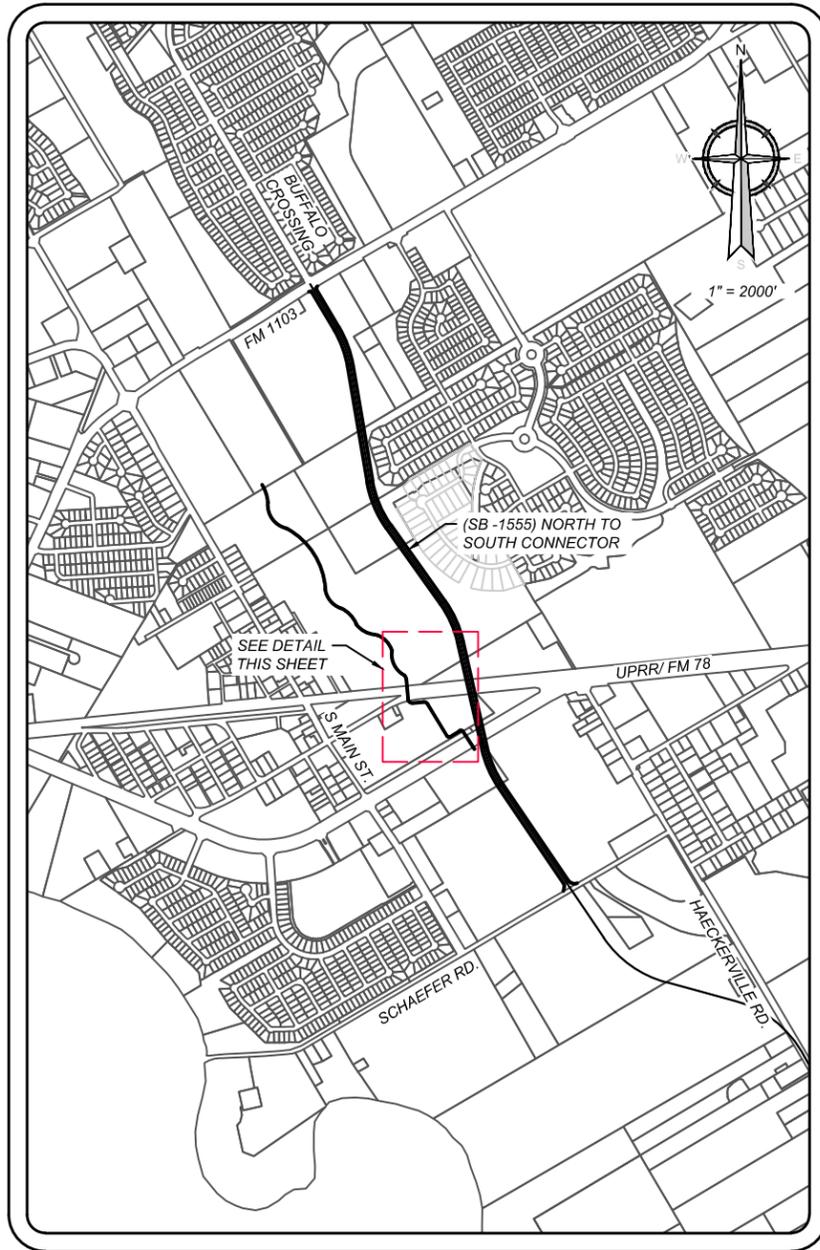
PASSED AND APPROVED this 18th day of November, 2025.

APPROVED:

ATTEST:

Kara Latimer, Mayor

Peggy Cimics, City Secretary



SCALE : 1" = 200'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



City Council Regular Meeting Staff Report

D. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas, ordering and declaring the November 2025 Charter Amendments, as approved by the voters of the City of Cibolo, adopted. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:30 PM	Resolutions Item: 12D.
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

[Resolution Ordering Charter Amendments Adopted November 2025 Cibolo \(4916-7990-9497.1\).pdf](#)



"City of Choice"

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, ORDERING AND DECLARING THE NOVEMBER 2024 CHARTER AMENDMENTS, AS APPROVED BY THE VOTERS OF THE CITY OF CIBOLO, ADOPTED.

WHEREAS, on November 4th, 2025, the City of Cibolo held an election on the adoption of amendments to the City's Home Rule Charter; and

WHEREAS, on November 17, 2025 the City Council canvassed the votes of said election; and

WHEREAS, Texas Local Government Code Section 9.05 (b) provides that an amendment to a charter does not take effect until the governing body of the municipality enters an order in the records of the municipality declaring that the amendment is adopted; and

WHEREAS, pursuant to notice of a public meeting held in compliance with the Texas Open Meetings Act, the City Council of the City of Cibolo, Texas, convened into a regular meeting of the City Council on this the 18 day of November 2025 for the purpose of entering an order into the records of the City and declaring that the amendments to the City Charter are adopted.

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

Section One: Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section Two: Proceedings. That an election was duly called and held on November 4th, 2025, and final votes were canvassed on November 17, 2025, on the question of the adoption of amendments to the City of Cibolo Home Rule Charter, where it was determined that all legal votes were properly counted.

Section Three: Immediate Adoption of Amendments. It is hereby ordered that the amendments passed and approved by the voters as **stated in Measures A through V**, attached herein as Exhibit

A, are hereby adopted and that the corresponding measure language is hereby incorporated into the City of Cibolo's Charter.

Section Four: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

PASSED AND APPROVED on the ____ day of _____ 2025.

[SIGNATURE PAGE FOLLOWS]

Kara Latimer
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary