



Capital Improvements Advisory Committee

Thursday, March 5, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 25 min

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Capital Improvements Advisory Committee Meeting that a citizen can address the Committee. It is the opportunity for visitors and guests to address the Committee 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 Committee may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Committee 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 Committee as a body. Remarks may also be addressed to any individual member of the Committee 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.

6. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the committee and will be approved by one motion. There will be no separate discussion of these items unless a Committee 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.)

6.A. Approval of the minutes from the January 22, 2026, meeting.

7. Oath of Office

8. Election of Chair/Vice Chair

9. Discussion/Action

9.A. Discussion/Direction on Land Use Assumptions regarding Pace of Growth and Development over a 10 Year Horizon

9.B. Discussion/Direction on Impact Fee Capital Improvement Plans (CIPs)

9.C. Discussion on CIAC Impact Fee written recommendation

9.D. Discussion Regarding Feedback and Path Forward for Impact Fees

10. Adjournment

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 regarding any item listed on this agenda.

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 meeting.

I certify that the attached notice and agenda of items to be considered by the Capital Improvements Advisory Committee was removed by me from the City Hall bulletin board on the ____day of _____2026.

Name and Title



Date Posted: February 27, 2026 04:57 pm



Capital Improvements Advisory Committee Staff Report

A. Discussion/Direction on Land Use Assumptions regarding Pace of Growth and Development over a 10 Year Horizon

Meeting	Agenda Group
Thursday, March 5, 2026, 6:30 PM	Discussion/Action Item: 9A.
From	
Wayne Reed, City Manager	

BACKGROUND:

The City of Cibolo's Capital Improvement Advisory Committee is controlled by Ordinance 1323 and State law. This committee is to "advise and assist the political subdivision in adopting land use assumptions" and "advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee." The CIAC has seven (7) specific duties as outlined in Section 2-242 of Ordinance 1323. These seven duties are as follows:

Sec. 2-242. DUTIES

The Capital Improvements Advisory Committee shall:

- (1) advise and assist the political subdivision in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.
- (6) Act in an advisory capacity to the City Council in all matters pertaining to the plan for establishing and implementing a 5-Year Capital Improvements Program.
- (7) Provide a recommendation in the form of a written report for a 5-Year Capital Improvement Program that provides a prioritized list of projects, cost estimates for each project, recommended funding source(s) for each project, estimated annual operating cost of operating and maintaining each project, and general fiscal guidelines for expenditures on the 5-Year Capital Improvement Program. Fiscal guidelines shall include, but not limited to, recommendations for maximum tax rates to be established to fund the recommended program and recommendations for the timing of future-bond issues.

STAFF RECOMMENDATION:

None at this time.

FINANCIAL IMPACT:

N/A

MOTION(S):

None. This item is for direction, no action.



Capital Improvements Advisory Committee Staff Report

B. Discussion/Direction on Impact Fee Capital Improvement Plans (CIPs)

Meeting	Agenda Group
Thursday, March 5, 2026, 6:30 PM	Discussion/Action Item: 9B.
From	
Wayne Reed, City Manager	

BACKGROUND:

The City of Cibolo's Capital Improvement Advisory Committee is controlled by Ordinance 1323 and State law. This committee has an important role in reviewing, monitoring, evaluating, and providing reports on the City's capital improvements plan. The CIAC has seven (7) specific duties as outlined in Section 2-242 of Ordinance 1323. These seven duties are as follows:

Sec. 2-242. DUTIES

The Capital Improvements Advisory Committee shall:

- (1) advise and assist the political subdivision in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.
- (6) Act in an advisory capacity to the City Council in all matters pertaining to the plan for establishing and implementing a 5-Year Capital Improvements Program.
- (7) Provide a recommendation in the form of a written report for a 5-Year Capital Improvement Program that provides a prioritized list of projects, cost estimates for each project, recommended funding source(s) for each project, estimated annual operating cost of operating and maintaining each project, and general fiscal guidelines for expenditures on the 5-Year Capital Improvement Program. Fiscal guidelines shall include, but not limited to, recommendations for maximum tax rates to be established to fund the recommended program and recommendations for the timing of future-bond issues.

STAFF RECOMMENDATION:

None at this time.

FINANCIAL IMPACT:

N/A

MOTION(S):

None. This item is for direction, no action.



Capital Improvements Advisory Committee Staff Report

C. Discussion on CIAC Impact Fee written recommendation

Meeting	Agenda Group
Thursday, March 5, 2026, 6:30 PM	Discussion/Action Item: 9C.
From	
Wayne Reed, City Manager	

BACKGROUND:

This item is to discuss the past written recommendations from the City's CIAC and to answer any questions the committee may have. This will assist the members in understanding the expectation of a written report.

There is no action on this item.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



Capital Improvements Advisory Committee Staff Report

D. Discussion Regarding Feedback and Path Forward for Impact Fees

Meeting	Agenda Group
Thursday, March 5, 2026, 6:30 PM	Discussion/Action Item: 9D.
From	
Wayne Reed, City Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A