"City of Choice"

City Council Budget Planning Workshop

Tuesday, June 16, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 10 min

1. Call to Order

2. Roll Call and Excused Absences

3. Discussion/Action

3.A. Discussion/Direction on the FY27 General Fund Budget

— Budget Development Philosophy, Process, and Timeline
— City Charter & Property Tax Process and Calculation
— Headwinds and Tailwinds
— General Fund overview of FY26 End of Year & FY27 Base Budget
— FY27 Projects for 5-year Capital Improvement Program (CIP
— Voter Approved Propositions
— ARPA Update
— Next Budget Planning Workshop - July 21st
— Council Feedback and Direction

3.B. Budget Planning Exercise

4. 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

Valerie A. Chapman, 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_________2026.

____

Name and Title

Date Posted: June 10, 2026 07:21 pm

City of Cibolo

City Council Budget Workshop Staff Report

A. Discussion/Direction on the FY27 General Fund Budget

Meeting	Agenda Group
Tuesday, June 16, 2026, 6:30 PM	Discussion/Action Item: 3A.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The City Council initiated the budget process this year at its Strategic Management Workshop on March 28, 2026. At this first FY27 budget workshop, the City staff budget team is presenting information related to the development of the General Fund budget, including philosophy, process, timeline, requirements (City Charter and State law), preliminary property tax values, and 5 Year CIP (see Attachment 1 – PowerPoint).

BUDGET TIMELINE AND PROCESS:

Over the coming months, there will be several steps to complete the annual budget process.

- **July**
  - Review and Direction on Employee Compensation and Benefits
  - Discussion and Direction on Fee Schedule revisions
  - Develop budget for other operating funds: Development Services Fund, Economic Development Corp. Fund, Water and Sewer Fund, Drainage Utility District Fund
  - Develop budget for Special Revenue Funds
  - Receive Certified Tax Roll and Calculate Tax Rate, in turn project more accurate revenues to cover expenses
  - Budget Workshop #2
  - Update Council Strategic Plan FY27– FY30 with direction from the Strategic Management Workshop and Budget Workshops #1 and #2
- **August**
  - Submission of City Manager’s Proposed FY27 Budget and 5 Year CIP
  - Set Maximum Tax Rate
  - Set Public Hearing Date for Property Tax Rate
  - Council provide feedback on CM Proposed FY27 Budget
- **September 8th** (and special meeting if needed)
  - Public Hearings on Proposed FY27 Budget and Proposed 2026 Property Tax Rate
  - Approval of Council Strategic Plan FY27 – FY30
  - Adoption of Revised Fee Schedule by Ordinance
  - Approval of Fund Balance Policy Resolution (if any revisions are needed)

  - Approval of Defeasance Resolution (if needed)
  - Approval of Paid Holidays Resolution
  - Public Hearing on Proposed FY27 Budget
  - Adoption of FY27 Budget by Ordinance
  - Approval of Resolution Ratifying Property Tax Increase
  - Adoption of Levying Tax Rate Ordinance
- **October**
  - Approval of Council Strategic Plan FY27 – FY30
  - Approval of Investment Policy Resolution

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

FY27 BW#1 PPT final.pdf

City Council FY27 Budget Planning Workshop #1

General Fund and 5-Year CIP Budget Development

(A Work in-Progress)

June 16, 2026

CITY OF CIBOLO TEXAS

Presentation Overview

- Budget Development Philosophy, Process and Timeline
- City Charter and Property Tax Process and Calculation
- Headwinds and Tailwinds
- General Fund Overview of FY26 End of Year and FY27 Preliminary Projections
- FY27 Projects for 5-year Capital Improvement Program (CIP)
- Voter Approved Propositions
- ARPA Update
- Next Budget Planning Workshop – July 21st
- Council Feedback and Direction

Council Feedback and Direction

- Does City Council have any questions on the budget process or the headwinds we are facing?
- Does City Council have any questions about the General Fund Overview of FY26 End of Year and FY27 Preliminary Projections(both preliminary and remain a <u>work in progress</u>)?
- Does City Council have any questions about the mandatory increases for FY27 as presented?
- Does City Council support moving forward with the proposed FY27 list of CIP Projects, which will require bond funding?
- Does City Council have any questions on the ARPA funds update?
- Does City Council have any feedback on the next budget planning workshop?

Budget Development Philosophy, Process, and Timeline

Annual Budget Development Philosophy

- *City staff works in shared leadership with the City Council to* ***manage growth*** *through financial prudence, sound debt management, and strategic long-term planning*.
    - **Prudent Financial Planning**
    - **Strong Reserves and Liquidity**
    - **Debt Management and Planning**
    - **Governance and Policy Framework**
- Top priority is to reach a <u>balanced budget</u> that is consistent the City's formalized budget, debt, and related financial policies, including evaluation of policies to respond to changing environment.

Major Steps

March

- City Council sets priorities – Strategic Mgmt. Workshop and Budget Workshops
- 5 Year CIP Revised and Aligned with Debt Capacity
- Finance provides current and prior financial data and revenue forecasts
- Staff submits FY26 ending balances and FY27 requests
- City Manager determines budget capacity and prioritizes requests
- City Manager submits proposed budget to City Council
- Hold public hearings for citizen input

September

FY27 Budget Development Major Steps in June/July

- Finance reviews budget entry with departments to ensure completeness of base budgets and requests. Each department meets with Finance and the City Manager's Office to review additional staffing requests and additional funding requests.

- Finance Director continues to monitor FY26 revenues closely to refine EOY projections and determine revenue capacity for FY27.

- City Manager provides direction to all department heads on managing expenses within budget and revenues.

- City Council is updated during multiple budget workshops and CMO ensures Council priorities are added to presentations

City Charter and
Property Tax Process and Calculation

Budget Requirements

- Cibolo’s City Charter
  - Financial Procedures
  - Capital Program

- Texas Law - Truth in Taxation
  - Texas Tax Code, Section 26
  - Texas Local Government Code, Chapter 102

Budget – City Charter Requirements

Sec. 7.02. - Submission of budget and budget measure.

On or before August 15th of the fiscal year, the City Manager shall submit to the City Council a budget for the ensuing fiscal year and an accompanying budget message.

Sec. 7.05. - Public hearing on budget.

At the City Council meeting when the budget is submitted, the City Council shall name the date and place of a public hearing.

Sec. 7.06. - Proceeding on adoption of budget.

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

Budget – City Charter Requirements

Sec. 7.10. - Capital program.

The City Manager shall submit a five-year (5-year) capital program as an attachment to the annual budget. The program as submitted shall include:

(1) A clear general summary of its contents;

(2) A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years succeeding the budget year, with appropriate supporting information as to the necessity for such improvements;

(3) Cost estimates, method of financing and recommended time schedules for each improvement; and

(4) The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

Budget – Property Tax Process

- Preliminary estimated assessed values are provided by April 30th by Guadalupe County Appraisal District (GAD).
- Assessed Values are certified by July 25th by GAD.
- Guadalupe County Tax Assessor/Collector prepares the Truth in Taxation forms with input and feedback from the Finance Director.
  - This form calculates the **No New Revenue (NNR)** tax rate and the **Voter Approval (VAR)** tax rate.
  - Notice of Tax Rate must be published on the City's website by August 7th.

Budget – Truth-in-Taxation

The total tax rate is made of two components:

- Maintenance and Operations (M&O) – used to fund general operations of the City; such as, public safety, public works, parks and recreation, development services, and administration in the General Fund
- Debt Service (I&S) – used to pay principal and interest on tax supported capital projects

Budget – Truth-in-Taxation

The ***No New Revenue*** rate is the property tax rate which would produce the same amount of tax revenue if applied to the same properties in both years.

- Previously known as the Effective Rate.
- Typically, property values appreciate from year to year. In most years, the increased value of a property means a lower tax rate could produce the same amount of revenue. For example, a home valued at $100,000 with a tax rate of 41.8 cents would produce $418 in property tax revenue. If in the following year, the home is valued at $105,000, the No New Revenue rate would be 39.8 cents to produce the same $418 worth of revenue. The No New Revenue rate enables the public to evaluate the relationship between taxes for the prior year and for the current year.

Budget – Truth-in-Taxation

The ***Voter Approval*** rate is the maximum tax rate the City can set before requiring an election to approve the tax rate. The voter-approval tax rate is the sum of voter approval M&O rate (no-new-revenue M&O*1.035) and the required debt service rate, plus the unused increment rate, if applicable.

- Previously known as the Rollback Rate.

2026 (FY 27) Preliminary Tax Values

Effective Date of Values, 04/24/2026			
Taxing Unit: **CITY OF CIBOLO**			
Preliminary Net Taxable Value[1]		$	3,900,026,795
Remove: 2025 Certified Industrial Property Values - Capitol Appraisal Group		$	(184,264,415)
GAD Net Tax Value After 2025 I&M Removed		$	3,715,762,380
Upper End Net Taxable Value Discounted[2]	*-4%*	$	3,567,131,885
Lower End Net Taxable Value Discounted[2]	*-7%*	$	3,455,659,013
Add: 2026 Preliminary Industrial & Mineral Value - Capitol Appraisal Group		$	155,030,000
Indicated Upper End of Estimated Net Taxable Range		**$**	**3,722,161,885**
Indicated Lower End of Estimated Net Taxable Range		**$**	**3,610,689,013**

[1]Excludes Mineral Account Value

[2] In comparison, 2025 *Average discount observed among all taxing units was -6.5%.*

CITY OF CIBOLO		
Estimated Preliminary Net Taxable Value Range		
$3,610,689,013	*to*	$3,722,161,885

Major Industrial & Mineral Property Valuation *(if any)*

	2026 Est. Taxable Value	*YoY CR*
♦ *Major Industrial*	$155,030,000	-15.9%
♦ *Mineral Property*	Not Applicable	Not Applicable
Overall Total	$155,030,000	-15.9%

CITY OF CIBOLO TEXAS

2026 (FY 27) Preliminary Tax Values

Changes in property value directly affect tax rate calculations:

<u>Property Value Increase:</u>

- When property values rise, the assessed value of the property typically increases.
- The ***No New Revenue*** Tax Rate generally decreases when overall taxable value increases.

<u>Property Value Decrease:</u>

- A decline in property values generally results in lower assessed values.
- This can lead to reduced property taxes, assuming tax rates do not change.
- The ***No New Revenue*** Tax Rate generally increases when overall taxable value decreases to allow a taxing entity to generate tax revenues equivalent to the prior year.

Headwinds and Tailwinds

Headwinds

- Personnel/Benefits
  - Absorb full-year cost of market compensation adjustments
  - Rising healthcare costs
  - Cost of living increase
  - Limited staffing levels in Public Safety and Public Works has increased Overtime due to increases in weather–related events
- Year 2 Increase in Interlocal Agreement for EMS - $160K
- Rising fuel costs
- Continued inflation

Tailwinds

- EDC Incentive Agreements
  - Final year of Walmart agreement due to meeting maximum grant amount (35% decrease from FY 2026)
  - Final year of Red River property tax abatement
- Proposed expansion and increase in revenue from Guadalupe County ILA for fire protection services
- Proposed reallocation of Economic Development staff to the Economic Development Fund

General Fund Overview

End-of-Year FY26 &
FY27 Preliminary Projections

General Fund Revenue Projections *(in process)*

As of 6/5/2026	FY 26 Adopted Budget	FY 26 YE Estimate	FY 27 Revenue Projection	*Change from FY26 Adopted*
Property Taxes	$ 12,472,000	$ 12,107,500	$ 12,670,000	1.6%
Sales Tax	5,905,000	5,961,000	6,258,000	5.9%
Franchise Fees	1,673,000	1,673,000	1,674,000	0.0%
Fines and Fees	297,100	254,425	249,000	-16.2%
Interest and Miscellaneous	469,164	397,728	343,700	-26.7%
Intergovernmental and Transfers	3,568,806	3,269,429	3,736,566	4.7%
Parks, Facilities and Other	178,182	276,182	156,187	-12.3%
	$ 24,563,252	**$ 23,939,264**	**$ 25,085,453**	**2.2%**

CITY OF CIBOLO TEXAS

General Fund Expenses Overview *(in process)*

As of 6/5/2026	FY 26 Adopted Budget	FY 26 YE Estimate	FY 27 Revenue Projection	*Change from FY26 Adopted*
Salaries and Benefits	$ 17,066,778	$ 17,166,181	$ 17,595,739	3.1%
Services, Utilities and Training	3,603,134	3,120,468	3,670,026	1.9%
General Supplies and Repairs	1,398,490	1,238,905	1,735,071	24.1%
Capital related	144,055	93,595	208,128	44.5%
Intergovernmental & other contractual expense	1,794,954	1,795,725	1,882,005	4.8%
Transfers and Financing Payments	1,034,811	963,211	960,400	-7.2%
Total Expenses	**$25,042,222**	**$24,378,085**	**$26,051,369**	**4.0%**
Projected Ending Fund Balance	**$ 6,264,630**	**$ 6,304,779**	**$ 5,338,863**	
As a percent of recurring revenue			*25.0%*	
25% fund balance calculation			*$5,337,220*	

Mandatory Increases in the General Fund for FY27

- **At this time, estimate of mandatory increases for FY27 of $800K include:**
  - Full year of PY COLA and market adjustments $90K (including related benefits)
  - Benefits - Health insurance - $446K
    - 35% increase in cost for FY26 to avoid impact to EE cost (12% budgeted)
    - 12% increase estimated for FY27
  - Interlocal Agreements
    - EMS Services - $159K
    - Guadalupe Appraisal District (unknown at this time - $25k included in budget)
  - Rising fuel costs - $33K
  - Utilities, telecommunications $53K

Non-Mandatory Increases in General Fund for FY27

- **At this time, estimate of non-mandatory increases for FY27 of $245K include:**
  - Increased building/parks maintenance costs - $180K
  - Increased PPE - $40K
  - Technology Replacements - $25K

CITY OF CIBOLO TEXAS

General Fund FY27 Overview

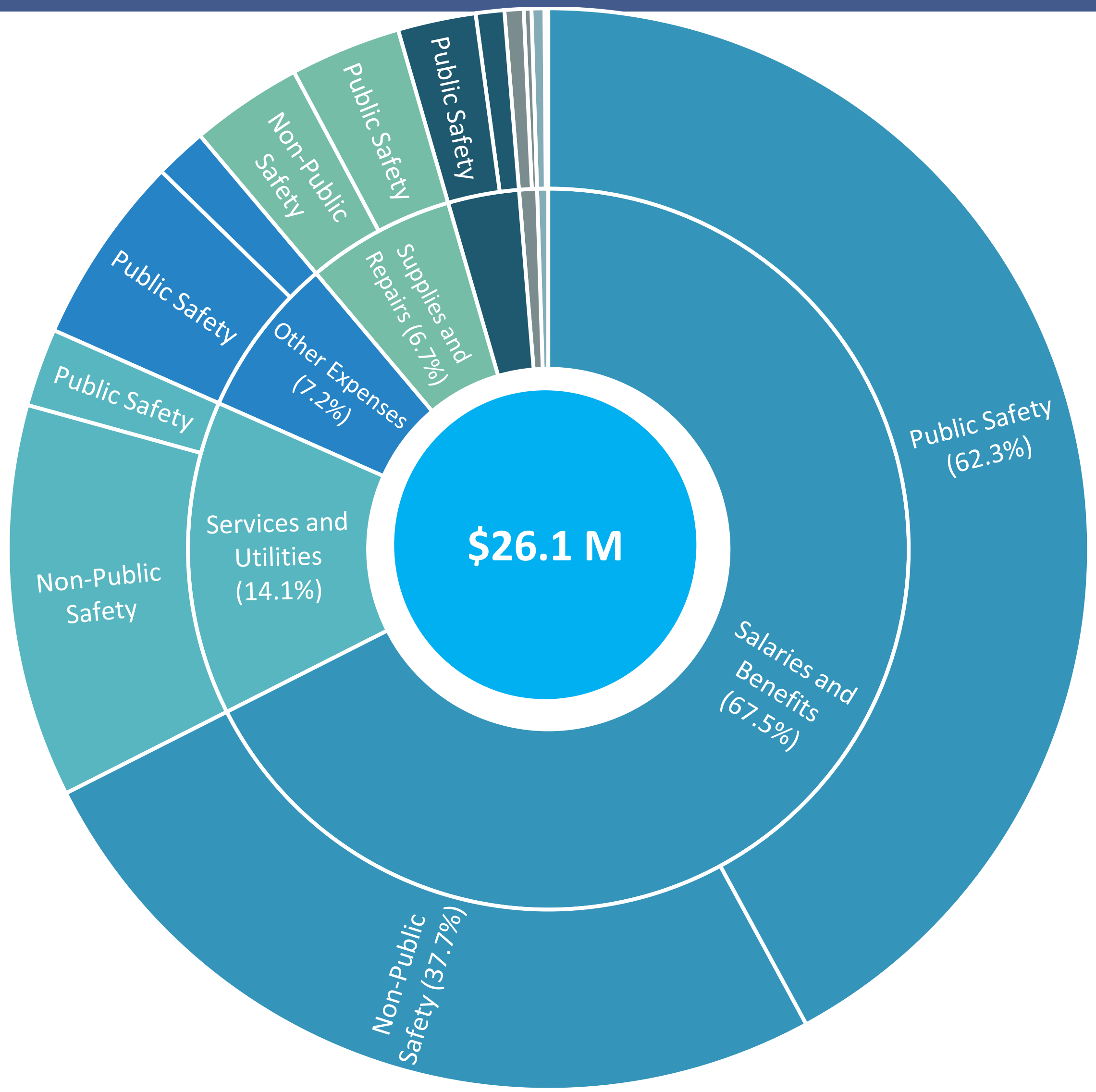
FY26 Base budget (under development) does <u>not</u> include:

- Performance Pay Pool
- Cost-of-Living Adjustments
- Proposed fee schedule changes
- New Positions
- Capital Outlay Requests
- Other Supplemental Requests

General Fund FY26 Overview

FY 26 Base Budget
(under development)

- Salaries and Benefits (67.5%)
- Services and Utilities (14.1%)
- Supplies and Repairs (6.7%)
- Capital (0.1%)
- Transfers (0.1%)
- Other Expenses (7.2%)
- Financing Payments (3.2%)



General Fund FY27 Preliminary Expenses

Highlights:

- Mandatory increases included in FY26 include:
  - Increase in EMS interlocal agreement
  - Full year of market compensation increases
- Not included:
  - New positions
  - Cost of living increases

Department	FY 27 Preliminary Budget	Portion of $1	Increase from PY	% increase
Police	$8,274,105	$0.32	$436,211	5.6%
Fire	6,749,700	0.26	470,542	7.5%
Administration	5,727,333	0.22	-122,708	-2.0%
Public Works	4,281,618	0.16	441,269	11.5%
Animal Services	586,434	0.02	37,400	6.8%
Code Enforcement/Court	432,179	0.02	16,757	4.0%
~~Economic Development~~	0	0.00	-270,324	
	$26,051,369	**$1.00**	**$1,009,147**	**4.0%**

CITY OF CIBOLO TEXAS

5-Year Capital Improvement Program

Council Direction on CIP for FY 27

Specialized Public Finance has provided an updated debt model over the next 5 years (FY26 – FY30)

Revised 5-yr debt model shows $37.75 million for FY26 – FY30 due to preliminary tax values being lower than projected

Previous 5-yr debt model estimation was $40.74 million for FY26 – FY30

- FY26 – Issuing $4.5M
- Debt Capacity in FY27 is projected to be $3.385M – will cover $3.4M FM 1103 participation contribution to TxDOT
- FY28 - $ 6.955M
- FY29 - $16.165M
- FY30 - $ 6.750M

CITY OF CIBOLO TEXAS

Council Direction on CIP for FY 27

Projects anticipated to be funded by tax-supported debt issuance (through I&S tax rate)

FY26-30 CIP	FY26		FY27		FY28		FY29		FY30	
DEBT MODEL AS OF 5/27/2026		$ 4,500,000		$ 3,385,000		$ 6,955,000		$ 16,165,000		$ 6,750,000
FACILITIES	PD AC REPAIR	$ 500,000								
	PD ROOF REPAIR	$ 250,000								
	PD/FIRE RADIO REPLACEMENT	$ 750,000								
CIP PLANNING	WEIDNER RD DESIGN	$ 1,500,000								
ROADS	TRAFFIC SIGNAL IMPROVEMENTS	$ 150,000	FM 1103 PH II LOCAL MATCH	$ 3,400,000						
	PAVEMENT CONDITION INDEX SURVEY	$ 250,000			MAIN ST CROSSWALK	$ 1,200,000				
					WEIDNER RD RECONSTRUCTION PH I	$ 5,000,000	WIEDNER RD RECONSTRUCTION PH II	$ 5,000,000	WIEDNER RD RECONSTRUCTION PH III	$ 5,000,000
FLEET	PARKS EQUIPMENT	$ 70,000					PW EQUIP - MOTOR GRADER	$ 325,000		
	PAVING MACHINE	$ 280,000					STEEL WHEEL ROLLER	$ 125,000		
PARKS	NIEMIETZ	$ 750,000	PARKS		PARKS	$ 750,000	PARKS	$ 500,000	PARKS	$ 500,000
TOTALS		$ 4,500,000		$ 3,400,000		$ 6,950,000		$ 5,950,000		$ 5,500,000

This is the same information shared with City Council at the March 28th Strategic Management Workshop

FY29 is the only year with capacity to add projects, as shown, there is $10M that may be allocated to new capital improvement projects

Council Direction on CIP for FY 27

Anticipating guidance from the Council CIP Subcommittee during summer meetings starting with June 24th meeting

What is not in the 5-Year CIP?

- Wastewater projects for South Cibolo
- Phase II of the facility at 203 S Main Street
- Mill & overlay in future years to tackle residential streets

Voter Approved Propositions

Voter Propositions

PROPOSITION A: ANIMAL SERVICES FACILITY

The current Animal Services facility was built in 2009 to service Cibolo's animal population at the time that included 12 dog kennels, indoor cat kennels, and one Animal Services Officer (ASO) overseeing 10 cats and 12 dogs on average. In 2015, the facility expanded to four additional outdoor kennels. Last year, the Animal Services team handled 545 intakes and expanded to a department that includes one manager and four ASOs, surpassing the capacity of their current facility.

The new facility will include approximately 10,500 square feet of usable space in order to meet the City's projected needs for 2040.

Better CiTiES for pets

In 2024, the Better Cities for Pets nonprofit extended the City of Cibolo's certification as a certified pet friendly community.

ESTIMATED COST: $9,000,000*
*UPDATED AS OF SEPTEMBER 2024

For a look at schematic designs and a list of proposed facility features, please scan the QR code above.

PROPOSITION B: PUBLIC SAFETY FACILITY (FIRE & POLICE)

Northeast View from Bolton Street. For a look at schematic designs and renderings, please visit the website by scanning the QR code above.

The Public Safety Facility will consist of a fire and police substation. The building will encompass the construction of a 15,000 square foot new building, along with an additional 4,000 square feet of outdoor training space. The station will be located at 1805 Bolton Road.

The facility will accommodate 12 firefighters as well as office space for 4-6 police officers. Additionally, it will incorporate a Burn Building, enhancing operational efficiency and providing increased training opportunities for the staff.

Fire and Police services will maintain a consistent presence in the southern area to reduce response times for incidents occurring south of FM 78, particularly during severe weather conditions. As a result, the addition of the new facility will prevent over extension of resources to the northern part of our city.

ESTIMATED COST: $17,000,000*
*UPDATED AS OF SEPTEMBER 2024

Tax Rate Impact Communicated in Election Newsletter

Tax IMPACT

Prop A: Estimated Tax Rate Impact = 1.09 cents in 2025

Prop B: Estimated Tax Rate Impact = 2.07 cents in 2025

Prop C: Estimated Tax Rate Impact = 2.21 cents in 2024

TO VIEW THE TAX RATE IMPACT OF EACH OF THE BONDS, PLEASE VISIT OUR WEBSITE AT WWW.CIBOLOTOMORROW.COM OR BY SCANNING THE QR CODE.

Combined Tax Rate Impact of Prop A&B totals 3.16-cents

Election Results

CITY OF CIBOLO PROPOSITION A
Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee
For	10,095	64.97%	1,276	8,402	417
Against	5,442	35.03%	796	4,444	202
Total Votes Cast	15,537	100.00%	2,072	12,846	619
Overvotes	0		0	0	0
Undervotes	1,436		287	1,063	86
Contest Totals	16,973		2,359	13,909	705

CITY OF CIBOLO PROPOSITION B
Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee
For	9,677	63.31%	1,219	8,053	405
Against	5,607	36.69%	808	4,595	204
Total Votes Cast	15,284	100.00%	2,027	12,648	609
Overvotes	0		0	0	0
Undervotes	1,689		332	1,261	96
Contest Totals	16,973		2,359	13,909	705

Tax Rate Impact – *3.15 cents on I&S Tax Rate for FY28*

City of Cibolo, Texas

For Purposes of Illustration Only

Projected Impact of a $24,065,000 Series 2027 GO and $37,755,000 Bond Program: $0.0315

25 Year Scenario With Cap-I

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)
					GO	Plus: Projected $37,755,000 New Issuance (2026-2030)										
FYE 9/30	Freeze-Adj. Assessed Valuation	*Projected Growth*	Existing Tax-Supp. D/S	Less: Cap-I	$24,065,000 Series 2027 2/1 4.85%	$4,500,000 Series 2026 8/12 3.93%	$3,385,000 Series 2027 4/1 4.75%	$6,955,000 Series 2028 4/1 5.00%	$16,165,000 Series 2029 4/1 5.00%	$6,750,000 Series 2030 4/1 5.00%	Projected Total Tax-Supp. D/S	Less: Available D/S Funds	Less: Frozen Tax Revenues	Projected Total Net D/S	Projected I&S Tax Rate	Change
2026	$ 3,453,464,692		$ 6,857,217	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,857,217	$ -	$ (380,201)	$ 6,477,016	$ 0.1845	$ -
2027	3,361,211,065	*-2.67%*	6,871,181	-	-	206,249	-	-	-	-	7,077,430	(184,008)	(691,988)	6,201,434	0.1845	-
2028	3,462,047,397	*3.00%*	6,333,341	(295,426)	1,772,554	212,750	214,383	-	-	-	8,237,602	-	(764,077)	7,473,526	0.2160	0.0315
2029	3,565,908,819	*3.00%*	5,965,254	-	1,240,248	485,750	209,600	561,167	-	-	8,462,018	-	(763,861)	7,698,157	0.2159	
2030	3,672,886,083	*3.00%*	4,864,478	-	1,227,580	486,375	260,919	557,250	1,297,042	-	8,693,643	-	(763,861)	7,929,782	0.2159	
2031	3,783,072,666	*3.00%*	4,933,984	-	1,249,549	481,375	275,456	560,875	982,250	450,000	8,933,489	-	(764,215)	8,169,274	0.2159	
2032	3,896,564,846	*3.00%*	4,282,441	-	1,694,756	485,625	274,400	558,875	1,328,625	552,000	9,176,723	-	(763,861)	8,412,862	0.2159	
2033	4,350,961,791	*11.66%*	4,273,175	-	1,844,444	484,000	277,988	556,375	1,325,250	550,750	9,311,981	-	(722,535)	8,589,446	0.1974	
2034	4,133,865,645	*-4.99%*	3,805,788	-	1,848,796	481,625	276,219	558,250	1,325,500	549,000	8,845,178	-	(720,452)	8,124,726	0.1965	
2035	4,257,881,614	*3.00%*	3,807,963	-	1,846,330	488,250	279,094	559,375	1,329,125	551,625	8,861,761	-	(708,749)	8,153,013	0.1915	
2036	4,385,618,063	*3.00%*	3,418,613	-	1,847,045	488,750	276,613	559,750	1,326,125	548,625	8,465,520	-	(675,021)	7,790,499	0.1776	
2037	4,517,186,605	*3.00%*	3,077,975	-	1,845,820	200,625	278,775	559,375	1,326,500	550,000	7,839,070	-	(628,545)	7,210,525	0.1596	
2038	4,652,702,203	*3.00%*	3,078,675	-	1,847,534	199,250	275,581	558,250	1,325,125	550,625	7,835,040	-	(616,271)	7,218,769	0.1552	
2039	4,792,283,269	*3.00%*	3,075,900	-	1,847,065	202,500	277,031	556,375	1,326,875	550,500	7,836,246	-	(604,856)	7,231,391	0.1509	
2040	4,936,051,767	*3.00%*	1,632,000	-	1,844,414	200,375	278,006	558,625	1,326,625	549,625	6,389,670	-	(510,595)	5,879,075	0.1191	
2041	5,084,133,320	*3.00%*	1,632,300	-	1,844,459	198,000	278,506	559,875	1,329,250	548,000	6,390,390	-	(499,947)	5,890,443	0.1159	
2042	5,236,657,320	*3.00%*	1,630,400	-	1,846,958	200,250	278,531	560,125	1,324,750	550,500	6,391,514	-	(490,017)	5,901,497	0.1127	
2043	5,393,757,039	*3.00%*	1,626,300	-	1,846,789	202,000	278,081	559,375	1,328,000	552,000	6,392,545	-	(479,838)	5,912,707	0.1096	
2044	5,555,569,750	*3.00%*	1,316,200	-	1,848,831	198,375	277,156	557,625	1,328,750	552,500	6,079,438	-	(451,878)	5,627,560	0.1013	
2045	5,722,236,843	*3.00%*	1,050,600	-	1,847,964	199,375	275,756	559,750	1,327,000	552,000	5,812,445	-	(426,753)	5,385,692	0.0941	
2046	5,893,903,948	*3.00%*	-	-	1,849,065	199,875	273,881	560,625	1,327,625	550,500	4,761,571	-	(355,082)	4,406,490	0.0748	
2047	6,070,721,067	*3.00%*	-	-	1,847,014	-	276,413	560,250	1,325,500	548,000	4,557,176	-	(334,611)	4,222,566	0.0696	
2048	6,252,842,699	*3.00%*	-	-	1,846,689	-	-	558,625	1,325,500	549,375	4,280,189	-	(309,921)	3,970,267	0.0635	
2049	6,440,427,980	*3.00%*	-	-	1,847,848	-	-	-	1,327,375	549,500	3,724,723	-	(268,647)	3,456,076	0.0537	
2050	6,633,640,819	*3.00%*	-	-	1,845,369	-	-	-	-	548,375	2,393,744	-	(176,222)	2,217,522	0.0334	
2051	6,832,650,044	*3.00%*	-	-	1,844,131	-	-	-	-	-	1,844,131	-	(134,954)	1,709,177	0.0250	
2052	7,037,629,545	*3.00%*	-	-	1,848,771	-	-	-	-	-	1,848,771	-	(131,933)	1,716,838	0.0244	
2053	7,248,758,431	*3.00%*	-	-	-	-	-	-	-	-	-	-	-	-	-	
2054	7,466,221,184	*3.00%*	-	-	-	-	-	-	-	-	-	-	-	-	-	
2055	7,690,207,820	*3.00%*	-	-	-	-	-	-	-	-	-	-	-	-	-	
2056	7,920,914,054	*3.00%*	-	-	-	-	-	-	-	-	-	-	-	-	-	
2057	8,158,541,476	*3.00%*	-	-	-	-	-	-	-	-	-	-	-	-	-	
Totals			$ 73,533,783	$ (295,426)	$ 44,120,020	$ 6,301,374	$ 5,392,390	$ 11,180,792	$ 26,162,792	$ 10,903,500	$ 177,299,224	$ (184,008)	$ (14,138,888)	$ 162,976,329		$ 0.0315

Assumptions:

(1) FY 2026 Freeze-Adjusted Assessed Valuation ("AV") provided by the Guadalupe County Appraisal District ("GCAD") as of August 21, 2025 and includes 60% of the under review amount of $168,917,777. Preliminary FY 2027 AV provided by the City as of May 26, 2026. Projected AV is assumed to grow 3.00% annually starting in FY 2028 for purposes of illustration only. Additionally, AW Aisin Co. Ltd. is assumed to add $337.5 million in FY 2033 per the City. Preliminary, subject to change.

(2) See "Calculation of Existing Tax-Supported Debt Service" for detailed breakdown of existing debt considered self-supporting.

(3) All financing assumptions are as of June 9, 2026 for purposes of illustration only. Preliminary, subject to change.

(4) Preliminary FY 2027 frozen tax revenues of $1,960,069 provided by the City as of May 26, 2026. Total frozen revenues assumed to remain constant and the portion attributable to the I&S tax rate is calculated assuming a constant M&O tax rate of $0.3381 (assuming a 100.00% tax collection rate).

(5) Est. tax collections rate: 100.00%

ARPA Funds Update

ARPA Funds and Projects

Total award received by Cibolo was $7,766,311

Elected 100% under Revenue Loss category, which is the broadest eligible use category.

100% was obligated by December 31, 2024

Funds must be spent by December 31, 2026

95.75% has been spent

4.25% is encumbered on 4 projects

ARPA Projects Completed

Project Name	Category	Year completed	Total
Personnel Costs	Personnel	FY 2025	3,158,742
Arizpe Road	Drainage	FY 2022	110,000
Charleston Park	Drainage	FY 2022	367,516
Resident Survey	Communications	FY 2024	9,198
Quick Response vehicles	PS Equipment	FY 2024	202,389
Flock	PS Equipment	FY 2024	66,000
Cybersecurity and Fiber	Technology	FY 2025	980,597
Country Vale Engineering	Wastewater	FY 2025	46,700
Animal Services	Facilities	FY 2025	600,670

ARPA Projects Completed

Project Name	Category	Year completed	Total
Deer Creek	Drainage	FY 2026	489,599
GV low water crossing	Drainage	FY 2025	494,624
Retail study	EDC	FY 2025	37,011
Dispatch ILA increase	General operations	FY 2025	280,000
Main Street crosswalks	Traffic infrastructure	FY 2025	29,727
			6,872,773

ARPA Projects In Progress

Project Name	Category	Expended	Encumbered	Total
Project/Asset Mgt Software	Technology	$ 165,290	$ 37,666	$ 202,956
UDC Rewrite	Planning	191,041	58,821	249,862
Sidewalk program	Traffic infrastructure	19,385	10,734	19,385
Shady Meadows	Water	187,850	222,750	410,600
		$ 563,566	$ 329,971	$ 893,537

CITY OF CIBOLO TEXAS

Next Budget Planning Workshop
July 21st

July 21st Budget Planning Workshop

Agenda:

- Refined General Fund Projections
- Development Services Fund
- Utility Fund
- Drainage Utility District
- Economic Development Fund
- Other funds

Council Feedback and Direction

Council Feedback and Direction

- Does City Council have any questions on the budget process or the headwinds we are facing?
- Does City Council have any questions about the General Fund Overview of FY26 End of Year and FY27 Preliminary Projections(both preliminary and remain a work in progress)?
- Does City Council have any questions about the mandatory increases for FY27 as presented?
- Does City Council support moving forward with the proposed FY27 list of CIP Projects, which will require bond funding?
- Does City Council have any questions on the ARPA funds update?
- Does City Council have any feedback on the next budget planning workshop?

City of Cibolo

City Council Budget Workshop Staff Report

B. Budget Planning Exercise

Meeting	Agenda Group
Tuesday, June 16, 2026, 6:30 PM	Discussion/Action Item: 3B.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

This is a first-time exercise for City Staff to provide City Council with a visual representation of operational expenses using the FY26 Budget. The exercise will be facilitated by Executive Director Bryan Hugghins and Department Heads. This effort aims to help Council gain a clearer understanding of personnel, equipment, and ancillary cost.

This exercise is similar to other facilitated activities led by the City Manager's Office, such as the trend analysis conducted earlier this year in March. As with those sessions, the materials will be provided during the exercise.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A