

# CIBOLO FALL TOWN HALL

**Dobie Junior High School Cafeteria  
395 West Borgfeld Road, Cibolo  
6:30 to 8:15p.m.  
September 6, 2018**

# AGENDA

1. Meeting Called to Order.
2. Roll Call
3. Welcome and Opening comments from Mayor Boyle and City Manager Herrera.
4. 2018 Election Overview.
  - a. Street Maintenance Tax (Finance Director)
  - b. General Obligation Bonds (City Manager/Finance Director/Public Works Director)
  - c. Charter Amendments and Election Information (City Secretary)
5. Annexation Information.
  - a. Current areas of Extra-Territorial Jurisdiction (ETJ) to consider for involuntary annexation.
  - b. Expiring Non-Annexation Agreements.
6. Open Forum: This is the opportunity for City Council to hear citizen issues and provide general policy and factual information on issues brought up by citizens. No action will be taken. Items may be placed on a future agenda if appropriate.
7. Adjournment

# STREETS MAINTENANCE TAX

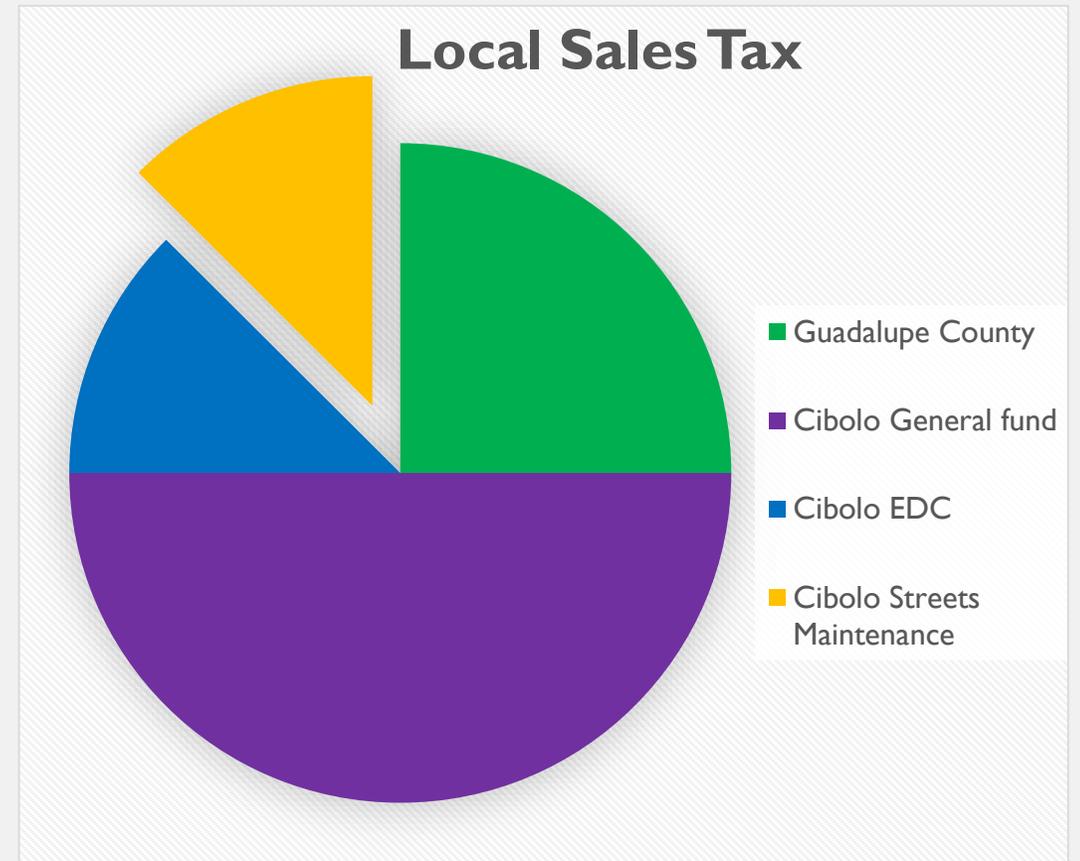
ELECTION TO REAUTHORIZE

## STREETS MAINTENANCE TAX

- Section 327.004 of the Tax Code authorizes cities to raise their local sales tax rate by increments of  $\frac{1}{8}$  of one percent up to  $\frac{1}{4}$  of one percent if the funds are dedicated to street and maintenance repair and the combined local sales tax rate does not exceed the maximum combined rate of 2.00%.
- This sales tax was first authorized by the voters in 2006 at  $\frac{1}{4}$  of one percent (0.25%) and must be reauthorized every 4 years.
  - It was reauthorized in 2010 and 2014.
  - This will again be considered by the voters on the November 6th election ballot.
- One of the primary benefits of this special tax is the dedicated funding of streets maintenance from sales tax and removing the obligation from property taxes to some degree.

# LOCAL SALES TAX RATE

- Combined Local Sales Tax (maximum of 2.00%)
  - County Sales Tax – 0.5%
  - City Sales tax – 1.5%
    - General maintenance and operations – 1.0%
    - Sales tax adopted for EDC – 0.25%
    - Sales tax for streets maintenance – 0.25%



# REVENUES

- Accounted for separately in a restricted fund.
- Streets maintenance tax generated \$383,210 in fiscal year 2017, and is expected to generate \$464,000 and \$545,500 in 2018 and 2019 respectively.
- Continued growth is expected as our commercial sector grows.
- The property tax equivalent of this tax averages 2.5-cents annually over the last 3 years.

	<b>FY 2017</b>	<b>FY 2018 EST</b>	<b>FY 2019 BUDGET</b>
Sales tax	\$383,210	\$464,000	\$545,500
Property values	\$1,734,072,894	\$1,848,763,357	\$1,953,854,301
Tax Rate needed to generate the same amount of revenue	\$0.02	\$0.025	\$0.027

## PROJECTS COMPLETED SINCE LAST AUTHORIZATION



Repair/maintenance of the Lower Seguin Road low water crossing project



Public Works Streets division installing 2" of asphalt along Cibolo Valley Drive after completing pavement section repairs



Public Works Streets division installing a 2" layer of black base prior to repaving a section of Cibolo Valley Drive

- Replacement of the Cibolo Creek Low Water Crossing at Lower Seguin Road,
- Pavement repairs along Cibolo Valley Drive,
- Maintenance of Town Creek Road at Schlather Park,
- Repairs and upgrade of sidewalks along Main Street,
- Asphalt "Mill and Overlay" of Deer Creek Blvd., from Oak Creek Drive east to Cordero Drive to replace failing pavement
- Restriping of Cibolo Valley Drive, from Borgfeld north to Green Valley Road,
- The purchase of a specialized asphalt truck, as well as,
- General street maintenance using city workforce.

# 2018 PROPOSED GO BONDS

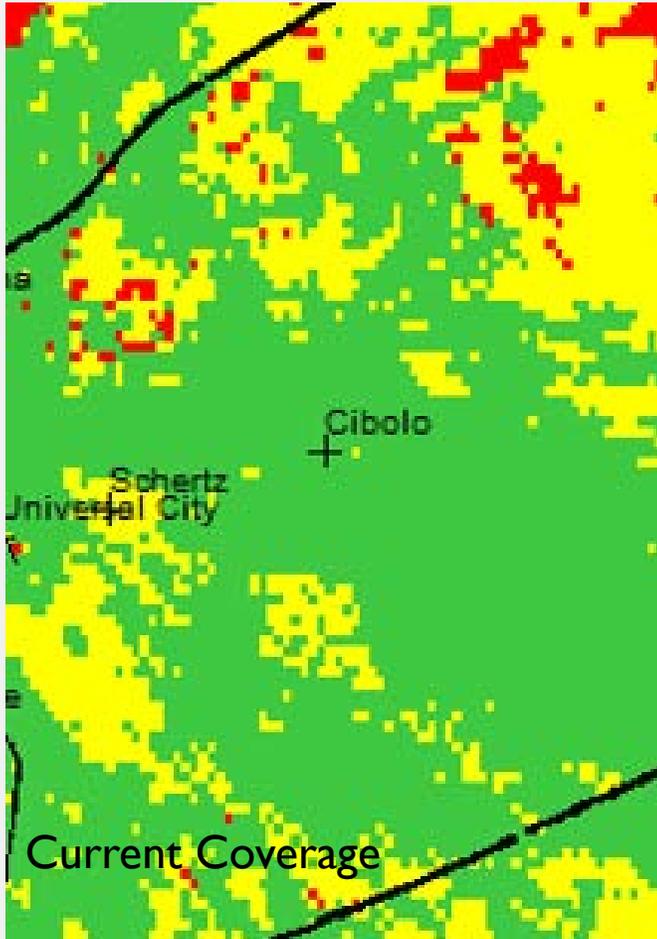
## PUBLIC SAFETY RADIO COMMUNICATION

Total Cost: \$450,000

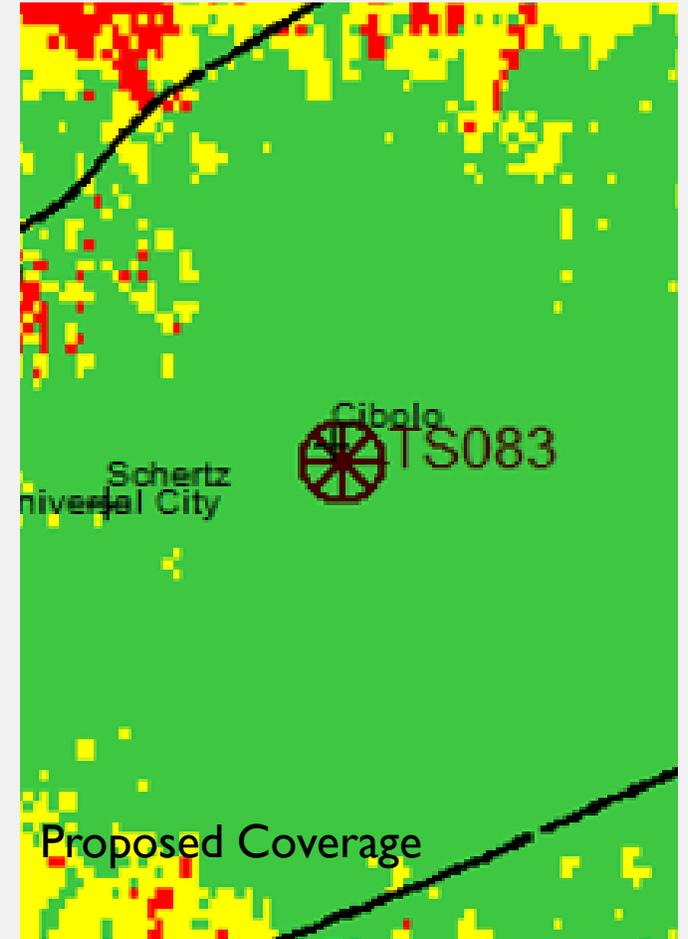
The relocation of some radio communication equipment from the current LCRA tower in Live Oak to the Sports Complex water tower in Cibolo will significantly increase and enhance the radio coverage within the City of Cibolo and surrounding communities.



# COVERAGE COMPARISON



The areas depicted in red and yellow in graphics indicate areas with no coverage or poor coverage. The green areas indicate good radio coverage. With the equipment relocation, the majority of Cibolo would have good radio coverage, which enhances safety for our first responders and citizens alike. With the satellite image for reference, the current coverage leaves some significant areas within the city with little to no coverage for our first responders.



# CITY HALL ANNEX AND PUBLIC WORKS EXPANSION

Total Cost: \$2,450,000

With the City's population increasing at a rapid rate, our need for staff has out grown our current facilities. This bond would allow for renovation of the Cibolo Old School Building and for the expansion of our current public works facility.



# CITY HALL ANNEX

Proposed Bond Amount: \$1,800,000

The two story building, constructed in 1916, is approximately 8,000 square feet in total area and has not been occupied for almost eight years.

#### Recent Renovations:

2012: \$49,970 to replace roof

2013: \$53,950 to stabilize foundation

Current plans are to relocate the Planning and Engineering Department, the Economic Development Department and the Information Technology Department to the annex building.

The building will accommodate up to 23 employees.



*Bedford, TX- Renovation of a 1915 school building.*

#### Benefits:

- Savings on renovation versus new construction would be approximately \$700,000 to \$800,000
- Offer a public Community/Committee meeting room and historical section featuring Cibolo, Texas.
- Adding another prominent and occupied office building to the downtown Main Street district (Old Town District), may help promote and maintain the downtown atmosphere

# PUBLIC WORKS EXPANSION

Proposed Bond Amount: \$650,000

Current Square Footage: 8,700

Additional Square Footage: 4,000

Total: 12,700

The current Public Works Facility was built in 2009 to house 24 employees. Since this time, Public Works staff has grown to 45 employees.



Additional Amenities:

- Indoor showers
  - Allow showering after working in dirty environments
- Adequate break room seating
- Office space for Superintendents and Crew Leaders

# TOLLE ROAD REPAIR AND DRAINAGE IMPROVEMENTS

Total Cost to City: \$1,100,000

DR Horton's Contribution: \$1,200,000

Total Cost: \$2,300,000

**The City of Cibolo has the opportunity to partner with the developer of Steele Creek Subdivision to help repair and improve Tolle Road. The improved drainage from Weil Road to Country Lane would help funnel water off the roadway.**



# MIRACLE BALL FIELD AND TOLLE PARK

Total Cost to City: \$750,000

YMCA Contributions: \$250,000

The City of Cibolo would like to continue the partnership with the YMCA in offering a Miracle Ball Field. This will allow our special needs youth a safe and comfortable place to enjoy America's past time, baseball and other sports. The Tolle Park would allow for the linear trail system to continue.



For more information: <http://www.themiracleleague.net/>



# MIRACLE BALL FIELD

## Funding Sources:

City of Cibolo GO Bond: \$500,000

YMCA: \$250,000

SCUCISD estimates that One in Ten kids are considered to be special needs.



## Benefits:

- The only Sports Field in the region that supports special needs activities.
- The field is made out of rubber so walkers and wheel chairs are welcome.
- This would add another field to the Cibolo Sports Complex and continue the growth of youth programs in the area.
- The YMCA would staff and manage the facility once it becomes operational.
- The Miracle Field would be able to accommodate Disabled Veterans and work along side programs like Wounded Warrior Project, to help keep our veterans active.

# TOLLE PARK

## Cost Break Down

Construction of the Trail system: \$100,000

Tolle Education Center: \$100,000

Planning and Engineering the Eco Center: \$50,000

Total: \$250,000

*Trails would be constructed using eco friendly materials, including mulch from the trimmed trees on the property.*

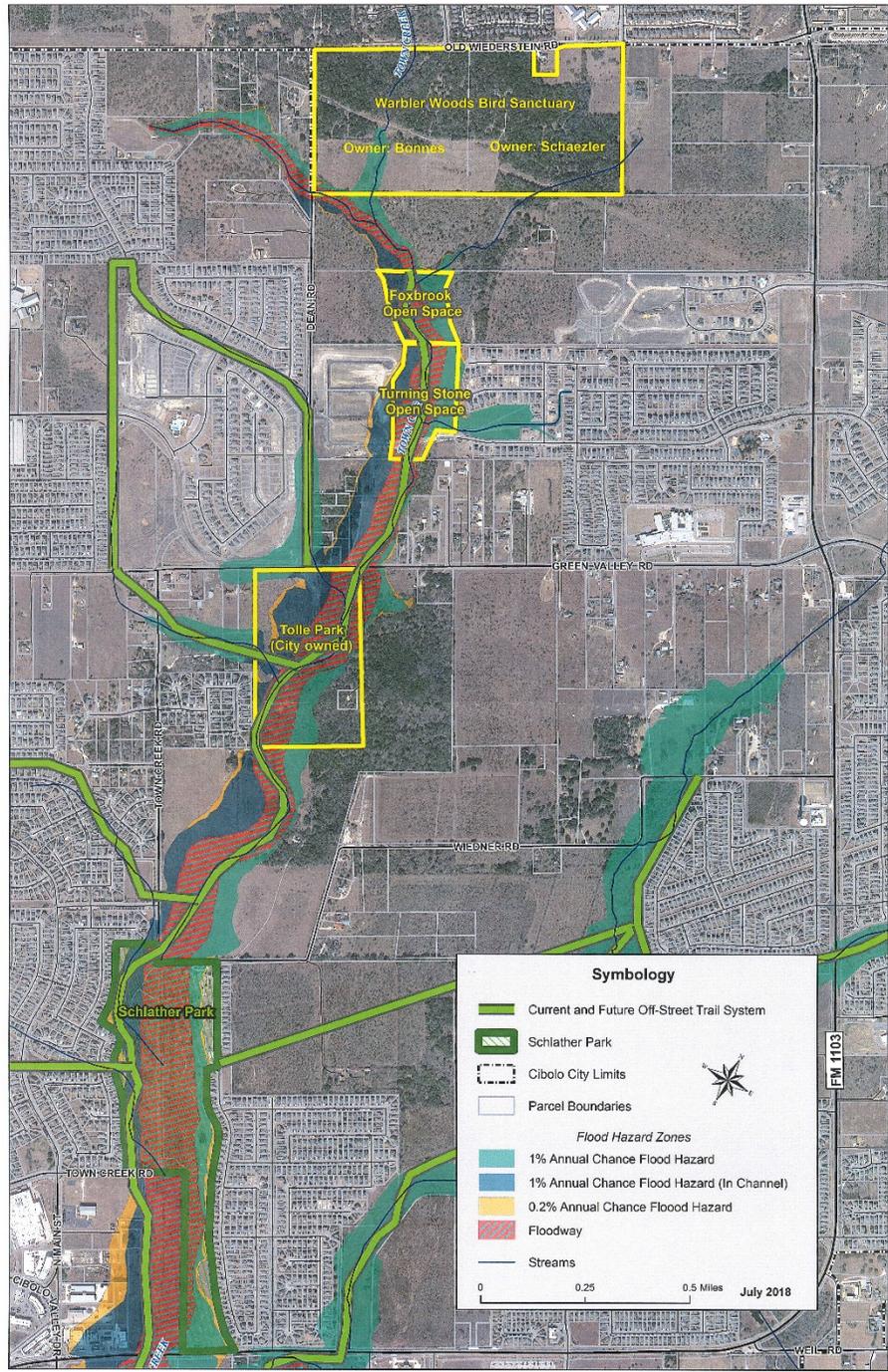


## Benefits:

- Continues Linear Park Trail System through Cibolo.
- All construction would be eco-friendly so that the eco system is minimally affected and the natural beauty is preserved.
- The homestead on the property would be renovated as a large open area, eventually being the headquarters for Park Rangers.
- A portion of the funds would be used to plan a future Eco Center to allow a flex space surrounded by nature.



# LINEAR PARK OVERVIEW



**CHARTER AMENDMENTS AND  
ELECTION INFORMATION**

2018 GENERAL ELECTION



City Council Member,  
District 1

- Jennifer Schultes*
- Ben Davila, Jr.*

City Council Member,  
District 4

- Ted Gibbs*
- Christopher Schlein*
- Chad Jones*

City Council Member,  
District 5

- Jim Russell*
- Mark Allen*

City Council Member,  
District 6

- Tim Woliver*
- Dick Hetzel*

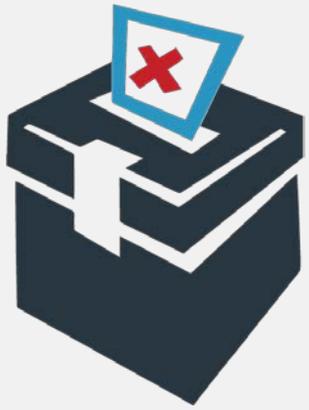
## IMPORTANT ELECTION DATES

- Tuesday, October 9, 2018
  - Last day to register or make changes to your voter registration.
- Monday, October 22, 2018 through Friday, November 2, 2018
  - Early Voting
- Tuesday, November 6, 2018
  - Election Day 7a-7p



# CHARTER AMENDMENTS

- There are a total of 15 amendments proposed on the ballot.
- A Charter Review Committee, comprised of volunteers and appointed by the council, met to review the current charter. Members represent each of the 7 districts and Cibolo's ETJ.
- Fourteen of the fifteen charter amendments proposed on the ballot came from the committee.
- A majority of the amendments are changes needed to come into compliance with state laws.



## TERM LENGTH

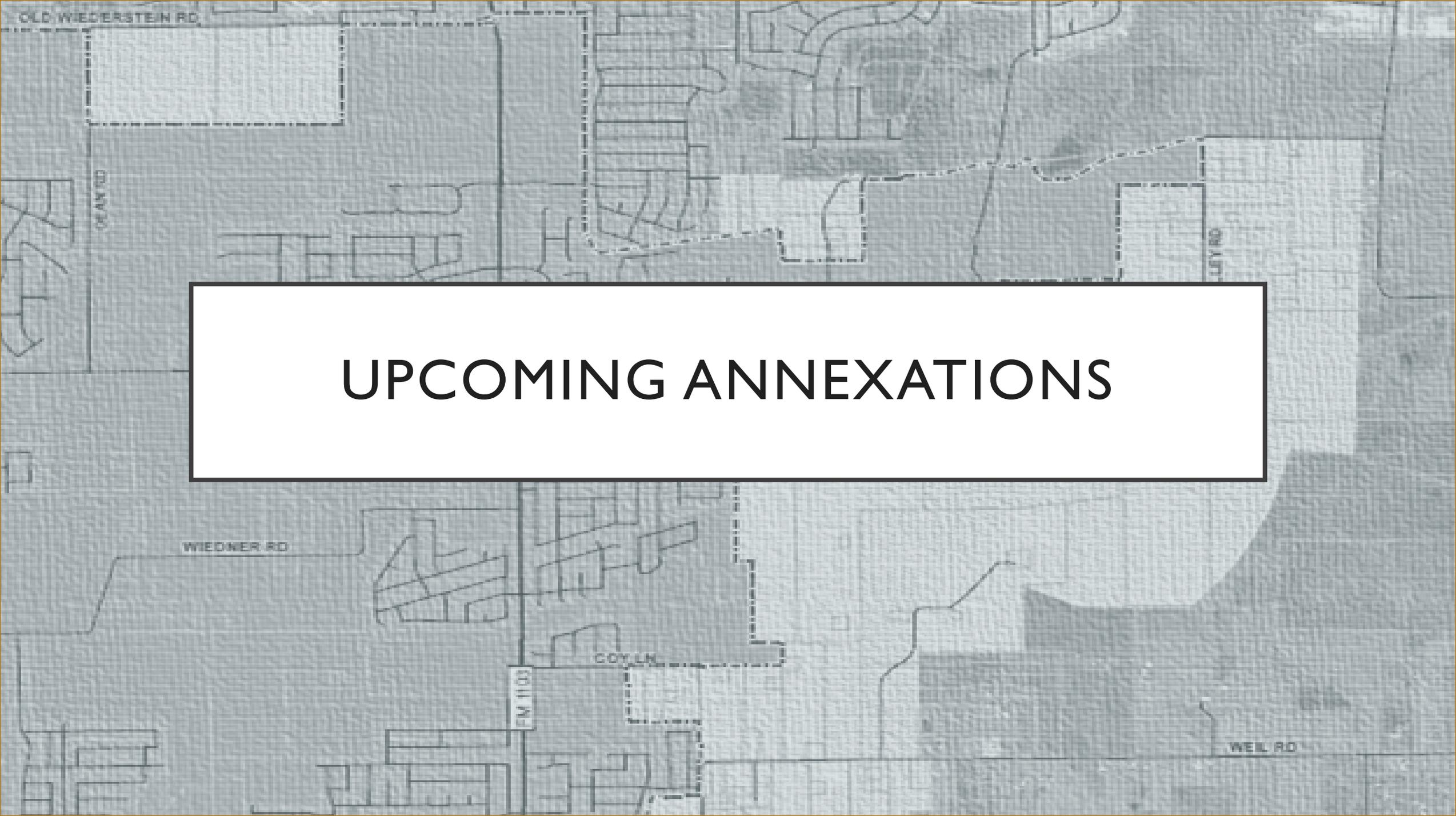
### PROPOSITION H

Amendment to the City Charter changing the terms of City Council from two (2) years to three (3) years, changing consecutive terms City Council may serve from three consecutive terms to two consecutive terms and requiring that a candidate must receive a majority of the votes cast to be elected.



## RECALL PETITION REQUIREMENTS

- **PROPOSITION K**
- **Amendment to the City Charter changing the requirements for recall petitions concerning the Mayor from thirty percent (30%) of the number of votes cast at the last general City election, or four hundred fifty (450), whichever is greater to at least five percent (05%) of the qualified voters registered to vote at the last general city election.**
- **PROPOSITION L**
- **Amendment to the City Charter changing the requirements for recall petitions concerning the City Council members from thirty percent (30%) of the number of votes cast within their respective District at the last general City election, or one hundred fifty (150), whichever is greater to at least ten percent (10%) of the qualified voters registered to vote within their respective District at the last general city election.**
- **PROPOSITION M**
- **Amendments to the City Charter changing the requirements for initiative and referendum petitions from thirty percent (30%) of the number of votes cast at the last general City election to at least five percent (05%) of the qualified voters registered to vote at the last general city election.**

An aerial photograph of a residential area with a white rectangular text box in the center. The map shows streets, houses, and trees. Some street names are visible: 'OLD WIEDERSTEIN RD.' at the top, 'CLAY RD.' on the left, 'LLOYD RD.' on the right, 'WIEDNER RD.' in the middle left, 'COYLER' in the middle, 'FM 1103' in the bottom middle, and 'WEL RD.' at the bottom right. The text box contains the words 'UPCOMING ANNEXATIONS' in a bold, black, sans-serif font.

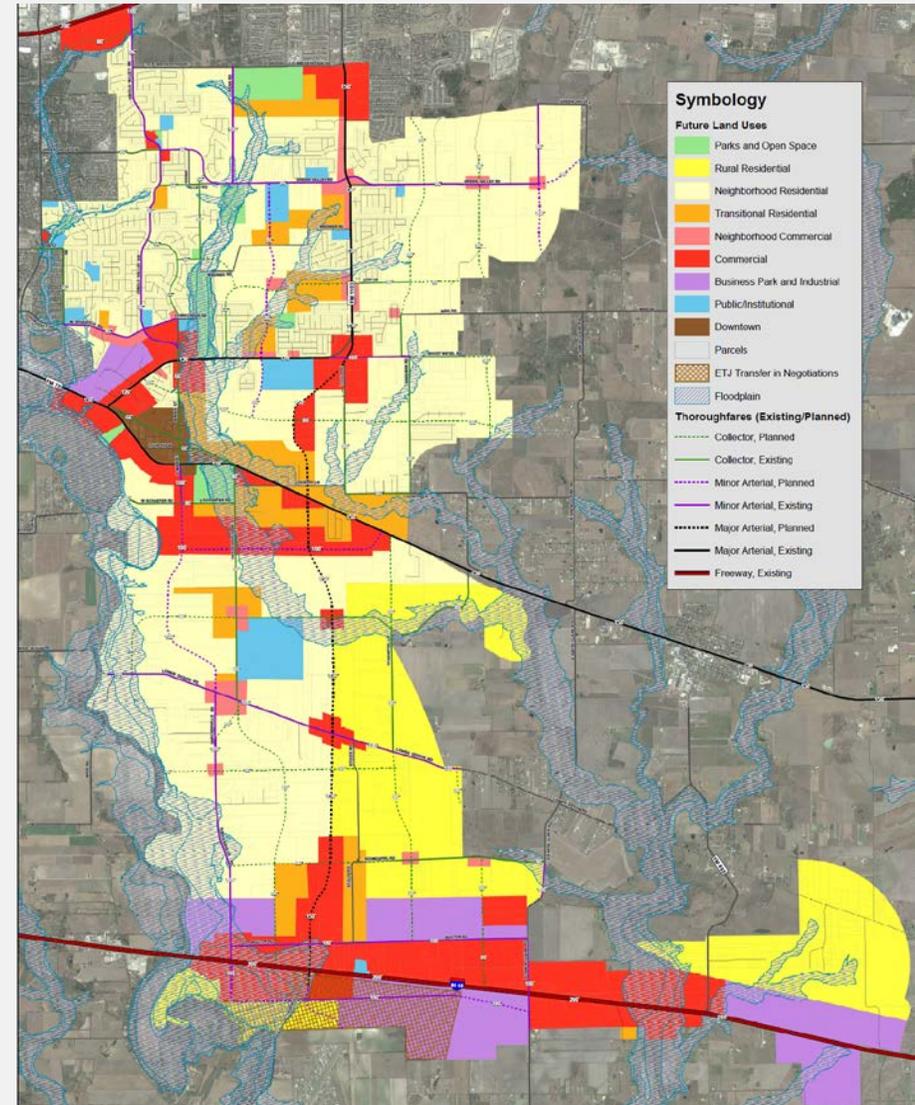
# UPCOMING ANNEXATIONS

# ANNEXATION BENEFITS

## Why Annex?

Annexation is the process by which cities extend their municipal services, regulations, voting privileges and taxing authority to new territory.

- Provides for orderly growth and development
  - Conformance to Master Plan;
  - Zoning;
  - Current City Building Codes;
  - Health/Life safety considerations;
  - Parks and recreation services, and;
  - Other City services beyond those available in rural areas.
- Finances city services and capital projects
  - Property Tax
  - Sales Tax
  - Permitting through the City
- Promotes economic development



# TYPES OF ANNEXATION

## Involuntary Annexation

- The incorporation of property into the corporate limits of the municipality not by petition of owner. State law currently allows a city to annex up to 10 percent of its incorporated land from its extraterritorial jurisdiction (ETJ) every year.
- A home-rule municipality may annex territory involuntarily, but must follow the procedures set out in its charter. All municipalities must follow the procedures set out in the Texas Local Government Code for both voluntary and involuntary annexations.

## Voluntary Annexation

The incorporation of property into the corporate limits of the municipality by petition of owner:

- An application to the City
- A property owner with an executed annexation agreement that has expired
- A property owner with an executed annexation agreement that has initiated development or a change of use on their property prior to expiration of the agreement

# VOLUNTARY ANNEXATIONS

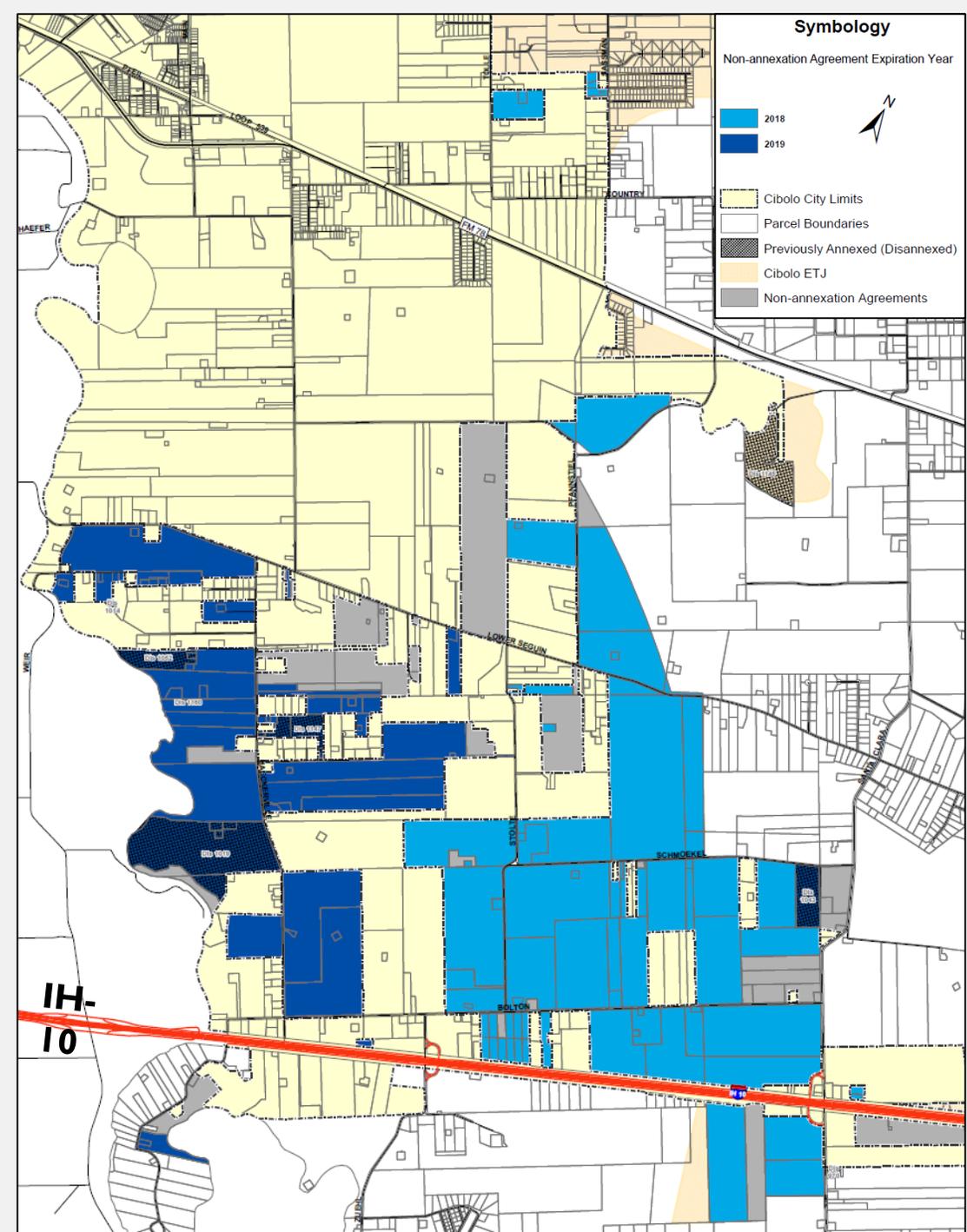
## (2018 EXPIRED NON-ANNEX AGREEMENTS)

As the City expands to the south, landowners with properties appraised with agricultural exemptions are offered a “Non-Annexation Agreement” per Texas Local Gov. Code Sect. 43.035.

This guarantees ETJ status for a certain period of time – Historically Cibolo offers 8 years. At time of expiration the agreements are deemed a petition for voluntary annexation or may be extended at City Council’s discretion.

AREA/Current Use	Acres
2018 Expired Agreements (Approx. 95)	2,348
Residential Use (Approx. 14 Homes)	17
Non-Residential Use (i.e. Commercial/ Utilities)	68

Tentative Involuntary & Voluntary Annexation  
Date: December 2018

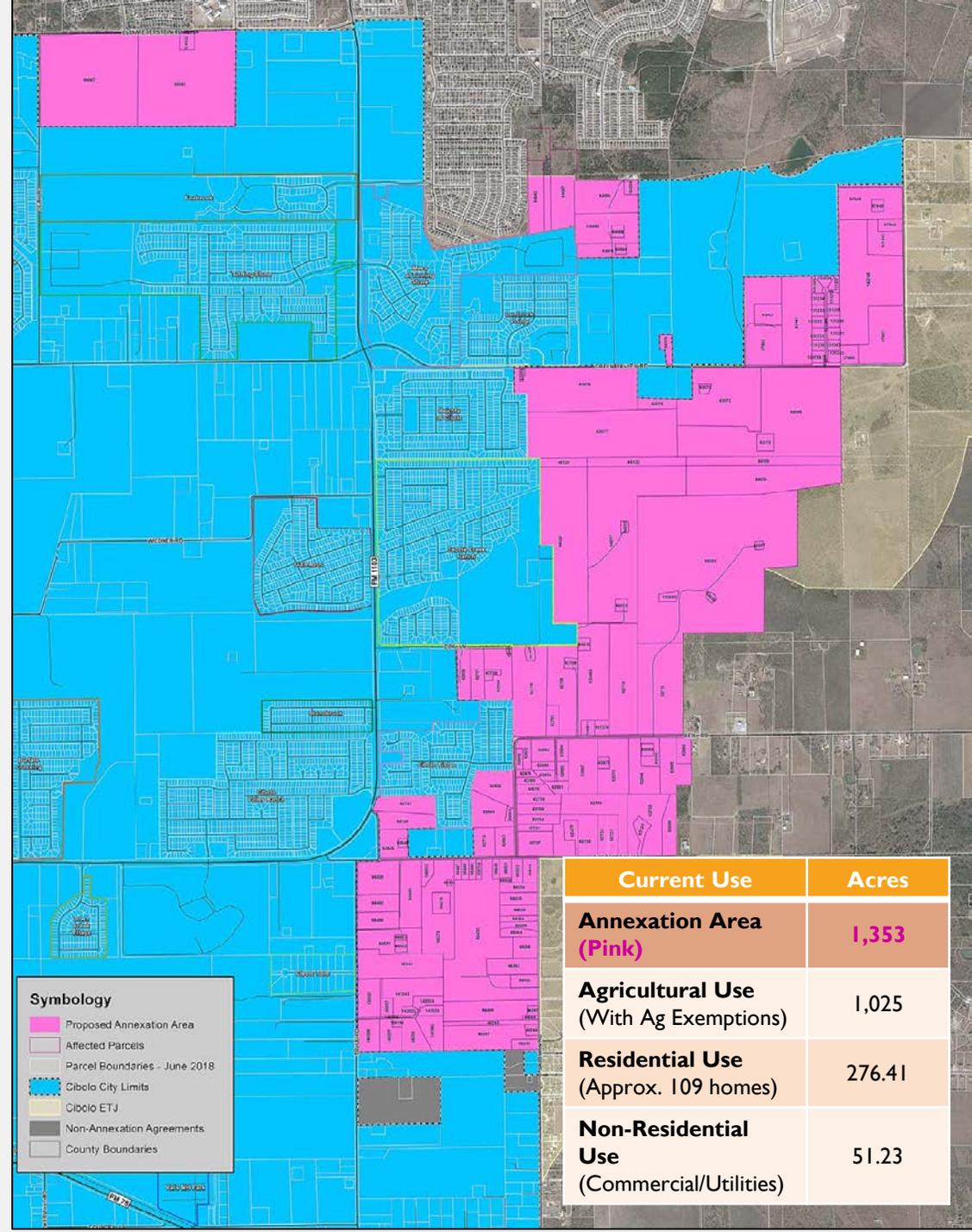
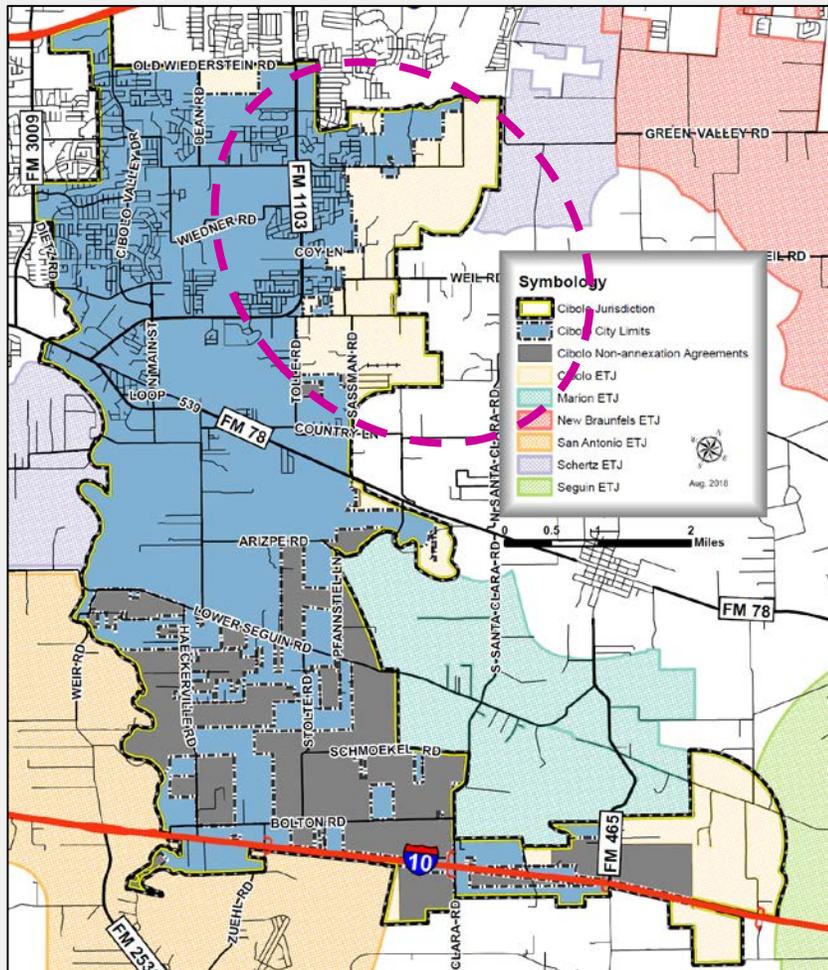


# INVOLUNTARY ANNEXATION (CURRENT ETJ)

## Extraterritorial Jurisdiction (ETJ):

The unincorporated area continuous to a City's corporate boundaries and distance determined by the City's population.

- Cibolo's ETJ = 2 miles from corporate limits & 3,741 total acres
- Fixed ETJ boundary as surrounding communities abut (Marion, San Antonio, Schertz, Seguin, Santa Clara, and New Berlin)
- Development is rising within the current ETJ. Once utilities are introduced, these areas will become prime real estate.



Current Use	Acres
<b>Annexation Area (Pink)</b>	<b>1,353</b>
<b>Agricultural Use (With Ag Exemptions)</b>	1,025
<b>Residential Use (Approx. 109 homes)</b>	276.41
<b>Non-Residential Use (Commercial/Utilities)</b>	51.23

OPEN FORUM