



Cibolo November 4, 2014 Election Newsletter



The citizens of the City of Cibolo will have many choices to make this fall with the General Election and Special Elections.

1. General Election – Council Districts 1, 4, 5 and 6 will be on the General Election Ballot.
2. Special Street Tax Election – The reauthorization of the local sales and use tax in the City of Cibolo.
3. Special Bond Election – Three Propositions
 1. Roadway Improvements: FM 1103
 2. Fire Station #3
 3. Roadway Improvements: Haeckerville Road



GENERAL ELECTION FOR COUNCIL DISTRICT 1, COUNCIL DISTRICT 4, COUNCIL DISTRICT 5 & COUNCIL DISTRICT 6

The following candidates are running for the following District Seats:

District 1	District 4	District 5	District 6
Dave Caplan	James Doty Jr.	Jim Russell	Jay Hogue
Jennifer Schultes		Larry Carlton	

EARLY VOTING:

Dates: Monday, October 20, 2014 - Friday, October 24, 2014 hours are 8:00 a.m. to 5:00 p.m.
Saturday, October 25, 2014 from 7:00 am to 7:00 pm. Sunday, October 26, 2014 from 1:00 pm to 6:00 pm.
Monday October 27, 2014 through Friday, October 31, 2014 from 7:00 am to 7:00 pm.

Early voting by personal appearance will be conducted at the following locations at the specified dates and times:

Guadalupe County Office Building – Election Office, 1101 Elbel Road, Schertz, TX

Seguin Election Office – 215 So. Milam St, Seguin, TX

Grace Memorial Church – 3240 FM 725, New Braunfels, TX

Central Texas Technology Center - 2189 FM 758, New Braunfels, TX

New Berlin Community Center – 8815 FM 775, New Berlin, TX

BALLOT LANGUAGE

Special Street Tax Election

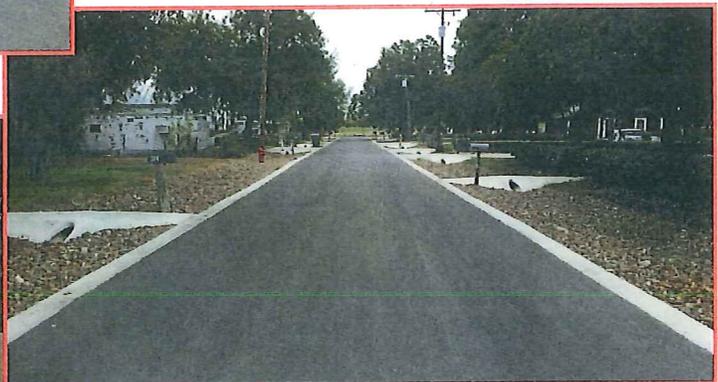
The reauthorization of a local sales and use tax in the City of Cibolo, Texas at the rate of one-quarter of one percent to continue providing revenue for the maintenance and repair of municipal streets.

Many Texas cities do not have the funds necessary to repair existing streets. Section 327.004 of the Tax Code, authorizes cities to raise their local sales tax rate by 1/8th or 1/4th of one percent if the funds are dedicated to street maintenance and repair. This street maintenance tax was first approved by Cibolo residents in 2006 at 1/4 of one percent (\$0.0025) and reauthorized in 2010. Over this time period, over \$900,000 of road improvements have been made. This additional sales tax is paid when customers shop within Cibolo retail establishments. This special street tax needs to be reauthorized every 4 years, and if not reauthorized by the voters this November, will expire in 2014.

With the reauthorization of the special sales tax and the addition of retail establishments such as Wal-Mart, HEB and CVS Pharmacy expected in 2015, the City expects to nearly double the sales tax revenues from the prior year, which would further expand the City's street maintenance/repair efforts. Without this special local sales tax, a burden may be placed on property tax revenues within the General Fund to absorb the funding for maintenance of our roadways and may necessitate an increase in property tax rates in the future.



The Green Valley Road reconstruction project was started in late 2012 and completed in May, 2013. It included the complete reconstruction of Green Valley Road from the Schertz City Limits to Cibolo Valley Drive. The project included a new wider asphalt pavement surface, new ribbon curbs and sidewalks along the entire length of this project. Drainage enhancements were completed along with this project.



The Meek Street Road reconstruction project was completed in the fall of 2012. The project included a new asphalt street that was substantially wider than the prior street, all new driveway approaches and all new drainage areas to alleviate local flooding during heavy rains. A new upgraded water main was installed in this area prior to the road construction being completed.



The Park Valley, Crystal Valley, Country Lane Pavement/Drainage reconstruction project is currently scheduled to be completed by November 2014. This project includes all new base materials and two-course sealcoat pavement. The project includes the rebuilding of the existing drainage culverts to re-establish the existing drainage swales to provide for proper drainage.

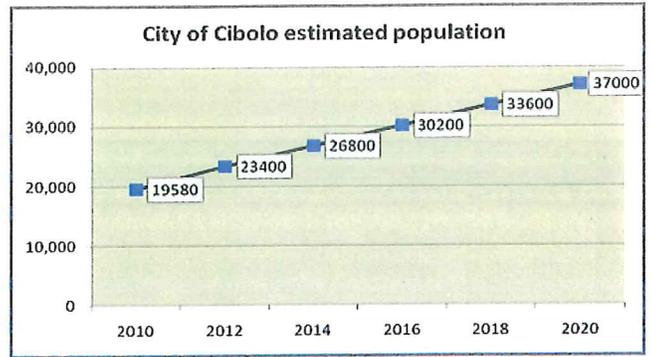
The City also uses funds generated by this sales tax to pay for minor street repairs and for the annual crack-sealing of our streets to help extend the life of our existing pavement.



Bond Election Info
Election 2014

2014 Bond Propositions: \$13,500,000

- Proposition 1 - Road Improvements: FM 1103 - \$7,000,000
 - Lane improvements and traffic signalization
 - Pedestrian and Bicycle Safety
- Proposition 2 - Fire Station Number 3 - \$4,000,000
- Proposition 3 - Road Improvements: Haeckerville Rd - \$2,500,000



2014 Bond Propositions

City Growth

The city continues to experience rapid growth in its population and the city has increased its city limits over the last several years. According to the City Engineer, in 2009 the amount of square miles within our city was 12.56 square miles. In 2014, the amount of

square miles within our city limits is approximately 27.2 square miles. Therefore, in the last five years we more than doubled our city limits (increase by 14.64 square miles). This increase in land size equals to a 116.5% increase in city limits. The city's population has

also grown substantially. In 2000 the city population, according to the United States Census, was 3,462. By the end of 2014, staff believes the population will grow to approximately 25,800, which is a 645% increase in the last 14 years.

Taxpayer Impact—What is the Cost to You?

The total cost of these propositions is \$13,500,000 which are proposed to be funded by the issuance of general obligation bonds to mature not later than 20 years from issuance. Timing of each issuance is expected to be biannually between 2015 and 2019.

on the sale of the bonds. In later years, the effect is slightly lower than in earlier years due to the additional periods of growth in property valuations over which the payments are spread.

To summarize the effect on the tax rate by year, please see example at Exhibit 1 below.



The overall effect on the tax rate by proposed proposition is shown in the schedule below (Exhibit 2). To calculate the effect on the tax rate, conservative assumptions were made on the growth in property valuations (5%) and the expected interest rate (5%-6%)

Additionally, we expect to realize better rates than the conservative assumptions used, which would reduce the overall tax rate impact.

Proposed Year of Issuance	Amount Issued	Effect on Tax Rate	Monthly tax increase on \$195k home value
2015	\$4,000,000	.0206	\$3.35
2017	\$6,000,000	.0290	\$4.71
2019	\$3,500,000	.0160	\$2.60
Exhibit 1	\$13,500,000	.0656	\$10.66

Bond Schedule

Project	Cost Estimate	Expected Year of Issuance	Estimated Tax Rate impact in year of funding
Proposition 1 - Roadway Improvements: FM 1103			
FM 1103 - Lane Improvements/Traffic Signalization	\$ 4,000,000	2015	0.0206
FM 1103 - Pedestrian & Bicycle Safety	\$ 3,000,000	2017	0.0145
TOTAL	\$ 7,000,000		0.0351
Proposition 2 - Fire Station Number 3			
Engineering Design	\$ 500,000	2017	0.0024
Construction and Equipment	\$ 3,500,000	2019	0.0160
TOTAL	\$ 4,000,000		0.0184
Proposition 3 - Roadway Improvements: Haeckerville Road			
Haeckerville Road - Widen and resurface	\$ 2,500,000	2017	0.0121
TOTAL	\$ 2,500,000		0.0121

Proposition 1 - Roadway Improvements: F.M. 1103

Proposition 1 consists of roadway improvements on and along F.M. 1103, approximately 5 miles within the city limits, which are designed to address traffic congestion along this corridor. Some of the improvements include the placement of traffic signals, acceleration and deceleration lanes into and exiting residential subdivisions, and the addition of sidewalks to assist pedestrians and bicyclists along F.M. 1103.

Additionally, the City, in cooperation with the Texas Department of Public Safety, has recently learned that TXDoT has committed to match dollar for dollar Cibolo's funding if Proposition 1 is approved by the voters in the November 2014 bond election. Thus, the City will be in a position to leverage \$7 million dollars in order to receive \$14 million dollars in road improvements. With this funding match F.M. 1103 can be expanded to four lanes for a portion of the roadway.

Acceleration/Deceleration Lanes

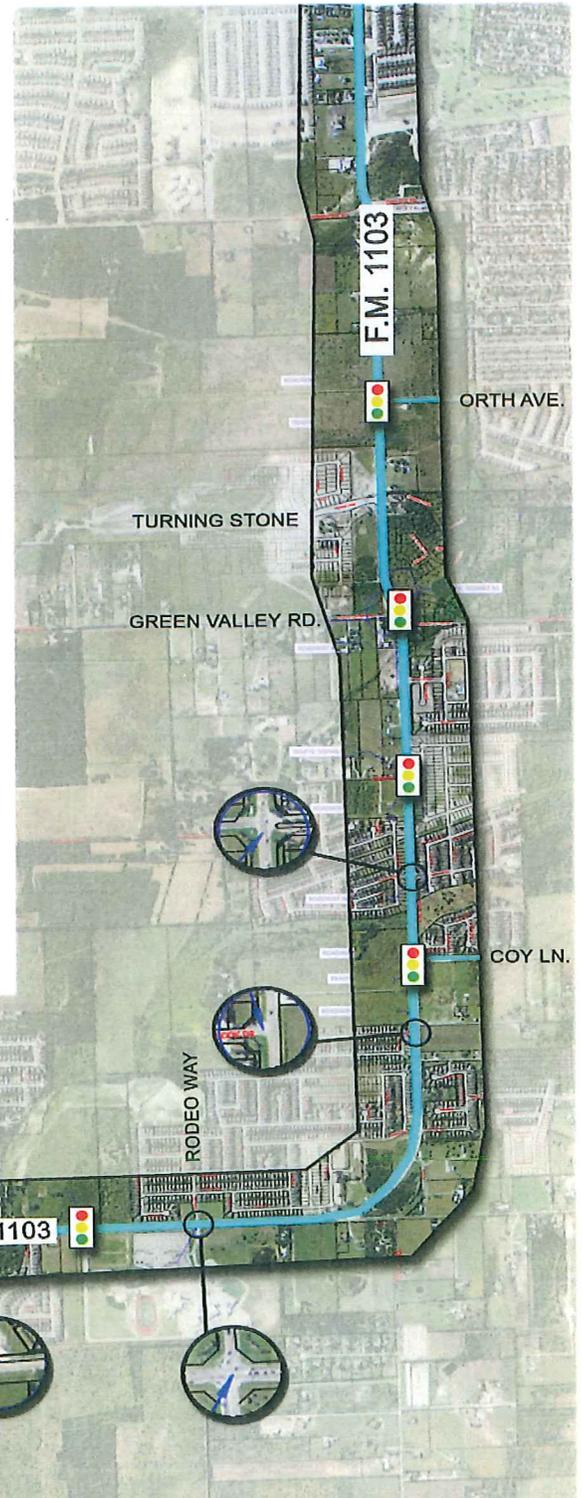
Construction of acceleration and deceleration lanes along with right and left turn lanes are planned to address traffic flow issues.

Traffic Signalization

Strategic placement of traffic signals at several four-way intersections are also planned to address traffic flow as well as pedestrian and bicycle safety.

Sidewalks

Construction of sidewalks along F.M. 1103 will also improve pedestrian and bicycle safety. Safety of the city's children as they travel to and from school and school events is imperative and will be aided by the construction of these sidewalks.



Proposition 2 - Fire Station Number 3



This \$4 million project consists of constructing and equipping a third fire station for the City of Cibolo on property currently owned by the City. The proposed location of Fire Station 3 would be in the area of F.M. 1103 and Weidner Road by the City's water tower.

The City is experiencing rapid residential growth in this area. A new two-story elementary school is being built on Green Valley Road and Steele High school will also expand to three-stories. The bond includes construction, station equipment, furnishings, communications, and fully equipped fire trucks.

Fire Truck Examples



Average response times from Station 2 (located at Cibolo Valley Drive & Green Valley Road) to the Turning Stone subdivision is 9-10 minutes. Average response times from Station 1 on Loop 539 to Gatewood, Heights of Cibolo, or Saddle Creek Ranch is 8-9 minutes. Response time from Station 3 (proposed at Weidner and F.M. 1103) to a service area of approximately 11,631 residents (shown in map below) would be approximately 4-5 minutes.

A fire department is a key element of the basic infrastructure of any community. A well-equipped and properly trained fire department plays a pivotal role in attracting new residents and businesses to the community.



Denotes location of proposed fire station at Weidner and F.M.1103

Proposition 3 - Roadway Improvements: Haeckerville Road

Proposition 3 consists of roadway improvements on and along Haeckerville Road from Lower Seguin Road to Interstate Highway 10. The improvements will be designed to address overall roadway condition. The total cost is estimated at \$2,500,000.

This roadway serves as a primary route for citizens, public safety and school transportation for the southern portion of the City. Road width will increase from 21'

to 28' and include paved shoulders. Along with a newer, wider road surface to I.H. 10,

these improvements are a first step to foster economic development in the southern portion of our City.

A complete rehabilitation and resurfacing are planned for this roadway, the road will be strengthened and paved with asphalt rather than seal-coating. Pictures on the left show the existing road conditions. Once complete this roadway will resemble the improved portion of F.M. 1518 in Schertz (from Lower Seguin to I.H. 10). Minor drainage improvements are also planned for this roadway.



Existing Road Conditions



Improved Road
(Example)

Ballot Language

PROPOSITION NO. 1

“THE ISSUANCE OF NOT TO EXCEED \$7,000,000 OF CITY OF CIBOLO, TEXAS GENERAL OBLIGATION BONDS FOR STREETS, BRIDGES, AND SIDEWALK IMPROVEMENTS (INCLUDING IMPROVEMENTS TO FM 1103), AND THE LEVYING OF A TAX IN PAYMENT THEREOF”

PROPOSITION NO. 2

“THE ISSUANCE OF NOT TO EXCEED \$4,000,000 OF CITY OF CIBOLO, TEXAS GENERAL OBLIGATION BONDS FOR PUBLIC SAFETY FACILITIES (INCLUDING A NEW FIRE STATION), AND THE LEVYING OF A TAX IN PAYMENT THEREOF”

PROPOSITION NO. 3

“THE ISSUANCE OF NOT TO EXCEED \$2,500,000 OF CITY OF CIBOLO, TEXAS GENERAL OBLIGATION BONDS FOR STREETS, BRIDGES, AND SIDEWALK IMPROVEMENTS (INCLUDING IMPROVEMENTS TO HAECKERVILLE ROAD), AND THE LEVYING OF A TAX IN PAYMENT THEREOF”

For additional information on this bond election or any other election information, please visit the City website at www.cibolotx.gov

Election Day Polling Sites

November 4, 2014



301 (Dist. 4-Bond & Tax)	Santa Clara City Hall, 1653 N. Santa Clara Rd., Santa Clara	Voters in Pct. 301 will vote for Dist. 4, the Bond Election and Tax Election.
302 (Dist. 4&5-Bond & Tax)	Marion Dolford Learning Center, 200 W. Schlather Lane, Cibolo	Voters in Pct. 302 will vote for Dist. 4 or 5, the Bond Election and Tax Election.
303 (Dist. 6-Bond & Tax)	Schertz Elections Office, 1101 Elbel Rd., Schertz	Voters in Pct. 303 will vote for Dist. 6, the Bond Election and Tax Election.
306 (Dist. 5-Bond & Tax)	Crosspoint Fellowship Church, 2600 Roy Richard Drive, Schertz	Voters in Pct. 306 will vote for Dist. 5, the Bond Election and Tax Election.
403 (Bond & Tax)	Knights of Columbus Hall, 509 Schertz Pkwy., Schertz	Voters in Pct. 403 will vote for the Bond Election and Tax Election ONLY. There is no one running in their District.
405 (Bond & Tax)-410	St. John's Lutheran Church, 606 S. Center St., Marion	Voters in Pct. 405 will vote for the Bond Election and Tax Election ONLY. There is no one running in their District. County Pct. 410 will be voting at that location, but is not in the City.
406 (Bond & Tax)-407	New Berlin Community Center, 8815 FM 775, New Berlin	Voters in Pct. 406 will vote for the Bond Election and Tax Election ONLY. There is no one running in their District. County Pct. 407 will be voting at that location, but is not in the City.
409 (Dist 1 & 5-Bond & Tax)	Elaine S. Schlather Intermediate School, 230 Elaine S. Schlather Pkwy., Cibolo	Voters in Pct. 409 will vote for Dist. 1 or 5, the Bond Election and Tax Election.

All voters in Cibolo that receive their water from Green Valley SUD will also be able to vote on Green Valley Special Utility District Board Members. You will have the opportunity to vote for none, one, two or three members. Candidates on the ballot are: Donovan Jackson, T.G. Benson, Jackie Nolte, Tim Bird, James Robinson, Christina Miller and Jim Folbre.



City of Cibolo
P.O. Box 826
200 S. Main St.
Cibolo, Texas 78108

PRESORTED STANDARD
U. S. POSTAGE
PAID
SAN ANTONIO TX
PERMIT #2404

OR CURRENT OCCUPANT



Early Voting by personal appearance :

First Day: Monday, October 20, 2014

Last Day: Friday, October 31, 2014

Voting Day: November 4, 2014

from 7:00 am to 7:00 pm

