

# BUFFALO CHRONICLE



AUGUST 2011 Volume 8

Newsletter of the City of Cibolo

Have ideas or concerns? The City staff is working hard to listen and respond to you. This is our community and we want to consider and incorporate your ideas. We are here to serve you, our residents and business community.

## SINCE OUR LAST NEWSLETTER...

The kids are back into school, and the calendar says autumn is just around the corner. With the record heat we have had this summer, I think we are all dreaming about the cooler days of fall and winter. I know I am...

Since our last newsletter, Cibolo Valley Drive has been completed and striped just in time for school. I know our neighbors around that project are happy to see its completion. Farther down the road, the extension of Cibolo Valley Drive to Main St. has been completed as well. Main Street, north of FM 1103 has reopened to Borgfeld Rd. The traffic light at Main St. and FM 1103 now have left turn lanes on all sides of the road. This helps tremendously during the morning and afternoon commute to work or school. We appreciated your patience while these projects have been under construction.



On June 29, 2011, we had our Grand Openings for our new Fire Station # 2, located on Cibolo Valley Drive and new Police Station, located behind City Hall. Several dignitaries from surrounding cities and Cibolo residents joined staff at the opening ceremonies of each station. Both facilities are state of the art, and will aid city staff in providing superior service to our residents.



There have been several City Ordinances passed these last few months. Here are some of the highlights:

Ord. #971– Amending #934 “Zoning” Ordinance to include appointing three alternate members of the Planning and Zoning Commission to a term of two years.

Ord. #973– Establishing a speed zone for portions of Tolle Road located within the City of Cibolo, to 40 mph.

Ord. #977-Amending certain fee’s in the City’s Fee Schedule adopted as appendix “A” to Ord. #955 Miscellaneous Permit Fees. A flat fee of \$75.00 for pre-assembled sheds. (portable sheds less than 64 square feet do not require a permit) A flat fee of \$100.00 for site built sheds, decks, concrete slabs, pergolas, covered patios, etc that are 125 square feet or less. A flat fee of \$125.00 for site built sheds, decks, concrete slabs, pergolas, covered patios, etc that are larger than 125 square feet.

If you have any questions, please call us at City Hall (210)658-9900.



## Notice of Tax Revenue Increase

The City of Cibolo conducted public hearings on August 23, 2011 and August 31, 2011 on a proposal to increase the total tax revenues of the City of Cibolo from properties on the tax roll in the preceding year by 1.84 percent.

The total tax revenue proposed to be raised last year at last year's tax rate of \$0.4139 for each \$100 of taxable value was \$4,682,810.

The total tax revenue proposed to be raised this year at the proposed tax rate of \$0.4256 for each \$100 of taxable value, excluding tax revenue to be raised from new property added to the tax roll this year, is \$4,728,198.

The total tax revenue proposed to be raised this year at the proposed tax rate of \$0.4256 for each \$100 of taxable value, including tax revenue to be raised from new property added to the tax roll this year, is \$5,097,040.

The City of Cibolo of City of Cibolo is scheduled to vote on the tax rate that will result in that tax increase at a public meeting to be held on September 13, 2011 at City Hall Council Chambers, 200 South Main St., Cibolo, Texas 78108 at 7:00 P.M.

## City of Cibolo Rating Upgrade

Standard & Poor's Ratings Services raised its underlying rating (SPUR) one notch to 'A+' from 'A' on Cibolo, Texas' general obligation (GO) debt outstanding. The raised rating reflects their view of the city's maintenance of its very strong financial position and of growth in the city's assessed value (AV), which has led to a decline in the city's debt burden. At the same time, Standard & Poor's assigned its 'A+' rating to the city's series 2011 GO bonds. The outlook is stable.

The ratings reflect our view of the city's:

- Proximity to and participation in the deep and diverse San Antonio (AAA/Stable GO rating) MSA economy,
- Continued tax base expansion and diversification, and
- Very strong income and strong wealth levels.

The preceding credit strengths are offset in part by our view of the city's:

- Moderately high overall net debt burden as a percent of market value largely due to issuance of debt by SCUCISD for new schools necessitated by the area's high growth rate,
- Future capital needs requiring the issuance of additional debt, and
- Elevated debt service carrying charges.

The 2011 bonds, the second tranche of debt approved by voters in 2008, will be secured by an ad valorem tax levied on all taxable property within the city. Bond proceeds will be used primarily to fund drainage improvements, and to purchase land for and construct athletic fields.

## FROM THE DESK OF THE COMMUNITY SERVICES DIRECTOR...



On August 23, 2011 City Council approved adoption of the 2009 editions of the building codes. These codes are set to go into effect on October 1, 2011. Any project started under the old codes will be allowed to finish the project under the old codes.

The city will also have a couple of new eateries by year's end. One is a brand new building on FM 78 and the other is an interior remodel up on Cibolo Valley Dr. This is great news for the citizens of Cibolo because it gives them more options to dine in Cibolo.

Last but certainly not least, we are seeing more commercial activity starting with more to come. This also great news since it affects our economic development and growth which is important for Cibolo's future.

## FROM THE DESK OF THE ECONOMIC DEVELOPMENT DEPT

With the creation of the Economic Development Corporation, the City has successfully achieved various building of new businesses operating in our community. These are not only bringing new jobs to the residents of Cibolo but will increase the tax base and also add to the opportunities for goods and services for consumption. Many new businesses have set up a presence here in Cibolo to include a mix of variety such as Sanjel USA is a subsidiary of Sanjel Corporation that is committed to providing quality oilfield services to producers in the American oil and gas industry. La Cabana restaurant is a new addition to family dining to Cibolo and has become a welcome addition to the city. Also currently under construction is El Cielito restaurant located on FM 78 that will open in the fall of 2011.

We have increased our recruitment of commercial development activities tenfold. We are looking at new opportunities to revitalize the "old downtown" of Cibolo in an effort to stabilize and enhance commerce with respecting and preserving the historical designs that were original in this sector of our town.

The Economic Development Corporation is in the process to establish an Economic Development Program for new and existing businesses to assist companies with additional financial reinforcement to expand the availability of jobs and to provide for gap assistance to expand their production of goods and services.

We are with working with Guadalupe County, State of Texas and the Federal elected officials in obtaining resources for the expansion of our infrastructure with the assistance of U.S. Congressman Henry Cuellar. It is vital to all of our interest to study new ways to improve our transportation system within the city.



## FROM THE DESK OF THE FIRE CHIEF...



Greetings :

Each year, millions of acres in the United States are burned to the ground from tens of thousands of wildfires. Wildland-urban interface fires tend to be more damaging than urban structural fires, and behave differently from structure fires. The wildland-urban interface is the area where homes and other human development meet or intermingle with undeveloped forests, grasslands, or other natural or agricultural areas.

People who live in these areas often forget or disregard the wildland fire cycles and dangers. Home and other structures are built and maintained in a manner that leaves them and their occupants vulnerable.

Sparks from lawnmowers and power equipment DO start wildfires. Be careful on hot, dry days, and be sure to get your equipment checked regularly.

It is possible to start a wildfire in your own backyard. When disposing of ashes or charcoal from a grill, for example, wet them thoroughly several times before walking away; do not put ashes in a trash bag. It only takes one live spark from a pile of ashes to ignite. If you smoke, be mindful of where you extinguish your cigarette butts. If you are outside, always step on them in the dirt, as opposed to in the grass or near a bush. Try not to smoke outdoors on dry, breezy days, as your ashes may ignite dry grass or leaves. Never allow children to use matches or lighters outdoors.

***The best way to stay safe from wildfires is to prevent them.***

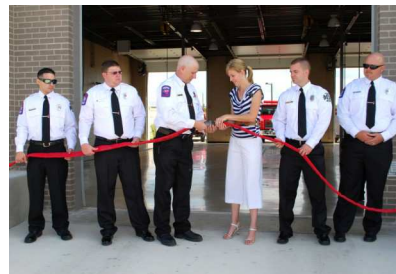
***Fire Prevention is Everyone's business***



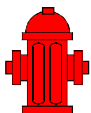
City of Cibolo Fire Station 2



Cibolo Fire Station 2  
Engine 2 and Engine 4  
Grand Opening of Station 2

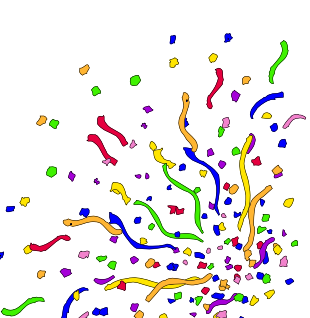


Chief Niemietz and Mayor Hartman  
Grand Opening Fire Station 2





Did you know the  
City of Cibolo  
was  
recently selected  
as one of the top  
100 ***Best Cities*** to Live In  
2011 Edition  
by  
Money Magazine?  
It's true!  
Cibolo ranked #77  
out of 100.  
Congratulations!



# City of Cibolo Ordinance 908

## Regulating Peddlers, Solicitors and Canvassers

Quick reference guide

It is unlawful for any person to go upon any residential premises and ring the doorbell, rap, knock or create any sound to attract the attention of the homeowner for the purpose of engaging in a home solicitation transaction without first obtaining a *solicitor's permit* from the city.

### Exemptions:

- Public Utility Companies or others operating under franchises granted by the city.
- Insurance Sales People
- Real Estate Sales People
- Persons engaging in the business of delivery of handbills, pamphlets, or circulars who do not engage in a home solicitation transaction.
- Other licensed by the state, political groups or organizations which are subject to financial disclosure under state or federal law.

**All applicants are required to fill out a master permit application with the Cibolo Police Department**

**The Cibolo Police Department does a extensive investigation on the persons and company before issuing a *permit*.**

**All applicants are given a copy of Ordinance 908-Solicitors Ordinance.**

**All approved solicitors will be issued a photographic permit (badge) and will be required to display the badge when soliciting.**

### Regulations For Solicitors, Peddlers and Canvassers:

- Every solicitor shall identify himself as a solicitor upon approaching a citizen at a residence.
- Times allowed to solicit: Monday through Saturday between the hours of **9:00 am** to **5:00 pm** or **sunset** whichever is earlier. "Sunset" defined by the National Weather Service as the time for sunset on that day in the city. **No soliciting from sunset to 9:00 am.**
- No soliciting anytime on Sundays, New Year's Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve Day or Christmas Day.
- No soliciting is strictly prohibited on premises with a **posted notice** indicating that **any or all solicitors** are **not welcome** or invited on to the premises.
- Solicitors shall not remain on remain or linger at a residence after having been verbally informed by the resident that they are not welcome.
- Solicitors shall not shout, blow a horn, whistle, ring a bell, use a loud-speaking radio or use sound amplifying system for the purpose of attracting attention to their good, wares or merchandise.
- No soliciting on public property, including on the streets, streets right of way, or medians in the city.

If you encounter a solicitor who does not comply with Ordinance 908,  
please call Schertz Dispatch at 210-619-1200 for assistance.

If you have any questions on Ordinance 908 please contact  
Cibolo Police Department at [police@cibolotx.gov](mailto:police@cibolotx.gov) or 210-659-1999.

**City of Cibolo Website: [www.cibolotx.gov](http://www.cibolotx.gov)**

# City of Cibolo Ordinance 956

## Drainage Utility Rate

Quick Reference Guide

The City of Cibolo established a Drainage Utility Rate.

This rate (charge) is for all improved real property in the service area.

This drainage utility rate is *necessary* for the *support* of the Municipal Drainage Utility.

The Municipal Drainage Utility will ensure a *source of funding* which may be *applied only* to the operation, maintenance, municipal storm sewer system, including streets, gutters, inlets manholes, junction boxes, storm sewer systems, roadside ditches, channels, creeks, rivers and other natural and man-made storm water conveyance facilities within our city limits.

### Exemptions from the Drainage Utility Rate Fee:

- Property with proper construction and maintenance of a wholly sufficient and privately owned drainage system.
- Property held and maintained in its natural state.
- A subdivided lot held and maintained in its natural state.
- State of Texas Property.
- An accredited 2 and 4 year institutions of higher education.
- School District Property.

**An ERU is a Equivalent Residential Unit.**

### The current ERU Rate is \$4.00 ERU per month.

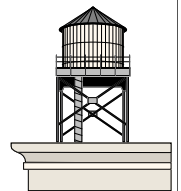
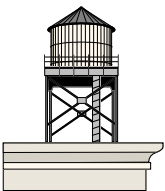
The Drainage Utility Rates fee are imposed on all lots and parcels with the City of Cibolo. There are two classifications: "Single-family Residential Property" and "Commercial Property"

<b>Single-family Residential Rates:</b>	a. Small Area=	0.7 ERU, <2,218 square feet impervious.
	b. Average Area=	1.0 ERU, 2,218-3,716 square feet impervious
	c. Large Area=	1.5 ERU, 3,716-8,000 square feet impervious
	d. Rural Lot Area=	2.0 ERU, >8,000 square feet impervious

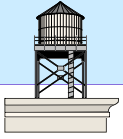
**Commercial Rates** : Based on impervious area determination for each property parcel:  
Total ERU's = (Impervious Area/ 2,889 sq. ft.), minimum 1 ERU.

The monthly Drainage Utility fee will be calculated by multiplying the total number of ERU's by the current ERU Rate.  
Ex: Average Cibolo Home -1.0 ERU x 4.00 = \$4.00 Monthly Drainage Utility Fee.

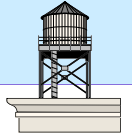
If you have any questions, please call Cibolo City Hall 210-658-9900  
[www.cibolotx.gov](http://www.cibolotx.gov)



## CHANGE IN UTILITY BILLING...



### Changes to Utility Billing processes and requests for consumption detail



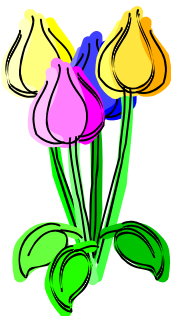
**Reconnect fee:** By City Ordinance, all charges for utility services are due and payable by the 15<sup>th</sup> day of the month at the municipal offices of the City. After the close of business on the 15<sup>th</sup>, a 10% penalty is applied. If the bill remains unpaid, a disconnect order is placed on the service as of close of business on the 25<sup>th</sup> day of the month. In order to improve office efficiency and consistency, effective October 1, 2011, a customer that has not paid their utility bill by the end of the day on the 25<sup>th</sup> day of the month will have the reconnect fee applied as of 8 am on the first working day following the disconnect date, there will not be an additional grace period offered.

**Data log requests:** Occasionally, a customer may feel that the consumption recorded on their account is incorrect. Following customer inquiry, we will re-read the meter and check the meter dial to determine if there is a perceptible leak. If the reading is found to be correct and there is no indication of a leak, the customer may request an analysis on water consumption on their account ( a data log report), run via the Masterlink Data Collection System software in the automated meter. However in providing this service, the city incurs labor and equipment costs and puts a strain on the meter battery. Effective immediately, a customer may request this analysis once annually if they feel it is necessary to determine the cause of an unexpected water charge on their bill. However, authorizing any additional requests would be at the option of city staff using certain standards and best judgment. *Criteria that would be considered includes but is not limited to: consumption exceeding 20% of the average consumption for the same period in the prior year; consumption on an account for which there should be none due to a vacancy or extended vacation; other situations that city staff determines is cause for further analysis.*

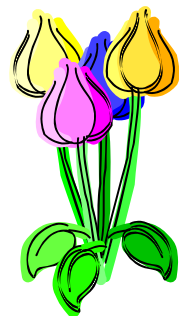
If you have any questions, please call the Utility Billing Dept. at (210) 658-9900.

## WELCOME TO THE CITY OF CIBOLO

Welcome to the following new employees...



Anna Marquez-Finance Director  
Shanna Wiley-Purchasing Clerk  
Angel Leos-Police Officer  
Alejandro Parra-Police Officer  
William Villarreal-Police Officer  
Jan Wilkiewicz-Police Officer  
Norman Turner-Parks Department





# PAWS 4 Cibolo Association



PAWS 4 Cibolo Association (PAWS4CA) is a non-profit organization dedicated to the well being and humane treatment of homeless, unwanted, stray, dumped, abused and neglected animals through educating the public of responsible animal care and to place in new safe and loving homes through adoption or transfer to no kill rescue organizations.

We are looking for volunteers for PAWS 4 Cibolo and the Cibolo Animal Shelter. The Cibolo Animal Shelter is open 8-5pm Mon. thru Fri.

and on Sat. from 8-12pm.

Please stop by and see us.

If interested in volunteering please email

[PAWS4Cibolo@hotmail.com](mailto:PAWS4Cibolo@hotmail.com)



## CALENDAR



September 5, 2011: Labor Day – City Hall Closed

October 10, 2011: Columbus Day – City Hall Closed



October 15, 2011: Cibolo Fest 2011 10:00 am to 10:00 pm



October 31, 2011: Halloween!



November 11, 2011: Veteran's Day-City Hall Closed



November 23, 2011: City Hall Closed from 11:00 am to 1:00 pm only



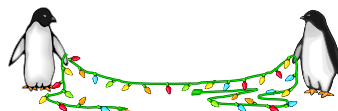
November 24 and 25, 2011– Thanksgiving Holiday-City Hall Closed



December 3, 2011– Tree Lighting Ceremony 7:00 pm-City Hall



December 23rd, 24th, 25th & 26th, 2011-Christmas Holiday-City Hall Closed



# CIBOLO FEST 2011



The City of Cibolo will be hosting our annual Cibolo Fest on Oct. 15th, 2011-Saturday 10am to 10pm.



We are looking for  
Craft/ Product Vendors and Food Vendors  
to participate at the festival.  
Booth Rental: \$35.00  
Electricity: \$15.00  
Tent Rental: \$30.00 (optional)

Please contact Peggy Cimics at (210) 566-6111 or [pcimics@cibolotx.gov](mailto:pcimics@cibolotx.gov)  
for an application and information.



## CIBOLO VETERAN'S PARK BRICK PROGRAM

Name: \_\_\_\_\_

Address, City, State, \_\_\_\_\_

Phone: \_\_\_\_\_ Cell : \_\_\_\_\_



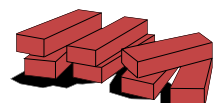
Bricks are **\$25.00 each**  
Three lines per brick. 18 spaces per line (including spaces)

Line 1 \_\_\_\_\_

Line 2 \_\_\_\_\_

Line 3 \_\_\_\_\_

One form for each brick purchased.  
Please return this portion with payment to:  
City of Cibolo - Attn: Cibolo Veteran's Park Brick Program  
PO Box 826 / 200 S. Main St., Cibolo, TX 78108



# CITY COUNCIL

## Mayor

Jennifer Hartman

## City Council

- Ron Pedde, Place 1
- Miguel Troncoso, Place 2
- Gabriel Castro, Place 3
- Karen Hale, Place 4
- Larry Carlton, Place 5
- Steve Liparoto, Place 6
- Melvin Hicks, Place 7



## City of Cibolo

### City Council Meetings

are held the 2nd and 4th Tuesday of each month at 7:00 P.M.  
Meetings are held at City Hall, 200 S. Main, Cibolo, Texas

# CITY OF CIBOLO DIRECTORY

Main Number: (210) 658-9900

Business Hours:

Monday thru Friday 8:00 a.m. to 5:00 p.m.

Web Site: [www.cibolotx.gov](http://www.cibolotx.gov)

City Manager (Interim)	Gary Cox	ext. 107
City Secretary/HR	Peggy Cimics	ext. 107
Finance	Anna Marquez	ext. 108
Police Chief	Gary Cox	659-1999
Fire Chief /Public Works	Roger Niemietz	ext. 106
Community Development	Robert Stricker	ext. 110
Economic Development	Mark Luft	ext. 118
Court	Tonya Fullenwider	ext. 102
Public Works/Utilities	Bill Dee	659-5575
Police Department	(Non-Emergency)	659-1999

