



**AMENDED  
MEETING AGENDA  
City Council  
REGULAR SESSION CITY COUNCIL  
August 5, 2025  
6:00 P.M.**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS  
1400 SCHERTZ PARKWAY BUILDING #4  
SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA  
TUESDAY, AUGUST 5, 2025 at 6:00 p.m.**

**Call to Order**

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.  
(Councilmember Guerrero)**

**Discussion and Action Items**

- 1. Appointment of Mayor Pro Tem** - Discussion, consideration, and/or action regarding the confirmation, appointment, or election of the Mayor Pro Tem. (Mayor/Council)

**• Oath of Office**

**Employee Recognition**

- Neighborhood Services: Justin Langford-Code Enforcement Officer
- Public Works Utilities: Robert Linares-Water/Wastewater Worker 1; Anthony Luna-Water/Wastewater Worker 1

## City Events and Announcements

- Announcements of upcoming City Events (B. James/S. Gonzalez)
- Announcements and recognitions by the City Manager (S. Williams)
- Announcements and recognitions by the Mayor (R. Gutierrez)

## Hearing of Residents

*This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

*All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.*

*All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.*

*Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

## Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

2. **Minutes** – Approval of the minutes from the City Council Workshop Meeting and City Council Regular Meeting on July 15, 2025 (S.Edmondson/S.Courney)
3. **Councilmember Absence** - Approve Councilmember Davis' absence on July 15, 2025, in accordance with City Council Rules of Conduct and Procedure, Article 2.2.2.B.
4. **Appointments, Reappointments, and Resignations - City of Schertz Boards, Commissions, and Committees**

### Appointments

Schertz Economic Development Corporation-Steven "Matt" Clingo



5. **Resolution 25-R-096** - Authorizing a Task Order Agreement with Kimley-Horn and Associates, Inc., for Professional Services related to the 2025 Master Thoroughfare Plan and Roadway Impact Fee Update. (B.James/K.Woodlee)
6. **Resolution 25-R-097** - Approving the Schertz/Seguin Local Government Corporation (SSLGC) Annual Budget for Fiscal Year 2025-26. (B.James/L.Busch)
7. **Resolution 25-R-098** - Approving the Schertz/Seguin Local Government Corporation (SSLGC) Fiscal Year 2025-26 Water Rates and other matters in connection therewith. (B.James/L.Busch)
8. **Resolution 25-R-099** - Approving the Amendment of the Cost Allocation Agreement between the Schertz/Seguin Local Government Corporation (SSLGC), the City of Seguin and the City of Schertz. (B.James/L.Busch)
9. **Resolution 25-R-094** - Authorizing an amendment to the Interlocal Agreement with the City of Cibolo for Dispatch Services. (S.Williams/J.Lowery/D.Roman)
10. **Resolution 25-R-086** - Authorizing increasing the not-to-exceed expenditures with Advanced Water Well Technologies. (B.James/L.Busch/N.Ferris)

## **Discussion and Action Items**

11. **Resolution 25-R-102** - Resolution accepting the state defined tax rates and setting the preliminary 2025 tax rate. (S.Gonzalez/J.Walters)
12. **Resolution 25-R-101** – Ordering the November 4, 2025, City of Schertz Special Election with Bexar County and making provision for the conduct of the election; authorizing contracts with the Election Administrator of Bexar County to conduct this Special Election and setting the 1st Public Hearing date for September 2, 2025 and the 2nd Public Hearing date for September 16, 2025. (Mayor/S.Edmondson)

## **Public Hearings**

13. **Ordinance 25-S-030**- Conduct a public hearing and consider a request to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2), more specifically known as Guadalupe County Property Identification Numbers 199114 and 199115, also known as 36 Maske Road and 40 Maske Road, Lots 1 and 2, Block 1 of the Maske Road Business Park Subdivision, City of Schertz, Guadalupe County, Texas. (B.James/L.Wood/W.Willingham)

## **Workshop**

14. August 2025 Quarterly Streets Update

**Information available in City Council Packets - NO DISCUSSION TO OCCUR**

15. Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)

16. Update on the Schertz Home Energy Efficiency Program (SHEEP) and relaunch. (B.James/ L.Wood/ L.Locken).

**Requests and Announcements**

- Requests by Mayor and Councilmembers for updates or information from Staff
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
- City and Community Events attended and to be attended (Council)

**Adjournment**

**CERTIFICATION**

I, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 1ST DAY OF AUGUST 2025 AT 5:15 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

**I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**TITLE: \_\_\_\_\_**

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.*

**The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.**

**Closed Sessions Authorized:** This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

<p><b>Mayor Gutierrez</b>  Member  Audit Committee  Investment Advisory Committee  Main Street Committee  TIRZ II Board</p> <p>Liaison  Board of Adjustments  Senior Center Advisory Board-Alternate</p>	<p><b>Councilmember Davis– Place 1</b>  Member  Interview Committee  Main Street Committee - Chair  TIRZ II Board</p> <p>Liaison  Parks &amp; Recreation Advisory Board  Schertz Housing Authority Board  Transportation Safety Advisory Board</p>
<p><b>Councilmember Watson – Place 2</b>  Member  Audit Committee</p> <p>Liaison  Library Advisory Board  Senior Center Advisory Board  Cibolo Valley Local Government Corporation-Ex-Officio</p>	<p><b>Councilmember Macaluso – Place 3</b>  Member  Interview Committee  Hal Baldwin Scholarship Committee  TIRZ II Board</p>
<p><b>Councilmember Guerrero – Place 4</b>  Member  Hal Baldwin Scholarship Committee  Investment Advisory Committee</p> <p>Liaison  Schertz Historical Preservation Committee</p>	<p><b>Councilmember Westbrook – Place 5</b>  Liaison  Schertz-Seguin Local Government Corporation (SSLGC)  Planning and Zoning Commission  Schertz Historical Preservation Committee  Cibolo Valley Local Government Corporation (CVLGC)-Alternate</p>
<p><b>Councilmember Heyward – Place 6</b>  Member  Animal Services Advisory Committee  Audit Committee  Interview Committee-Chair  Investment Advisory Committee  Main Street Committee</p> <p>Liaison  Building and Standards Commission  Economic Development Corporation - Alternate  Senior Center Advisory Board</p>	<p><b>Councilmember Brown – Place 7</b>  Member  Main Street Committee  Schertz-Seguin Local Government Corporation (SSLGC)</p> <p>Liaison  Economic Development Corporation</p>

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** City Secretary  
**Subject:** Appointment of Mayor Pro Tem - Discussion, consideration, and/or action regarding the confirmation, appointment, or election of the Mayor Pro Tem. (Mayor/Council)

• Oath of Office

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**BACKGROUND**

On August 28, 2018, City Council amended their Rules of Conduct and Procedure (Ordinance 18-M-30) regarding the appointment of the Mayor Pro Tem.

Below is the amended article: Article 5 Section 5.1 Appointment Procedure for the Mayor Pro Tem.

- a. The Council will discuss, and with a majority vote, appoint the Councilmember to serve as the Mayor Pro Tem for the City.
- b. The appointed Mayor Pro Tem must be a Councilmember and must meet the qualifications of Section 4.02 of the City Charter. In addition, to be appointed to the position of Mayor Pro Tem, a Councilmember must be an elected member of Council and a member in good standing.
- c. Term dates for the Mayor Pro Tem position will begin in February and August of each year (the election dates offset by three (3) months. Terms will sequentially rotate according to Councilmember's place.
- d. If the Councilmember that is up for appointment as Mayor Pro Tem is vacant or is held by a Councilmember who is not qualified or chooses not to serve as Mayor Pro Tem, the Mayor Pro Tem appointment will go to the next qualified Councilmember.
- e. The position will have a term of office of six (6) months.
- f. The appointed Mayor Pro Tem may be removed by Council by a two-thirds (2/3) majority vote of the members of Council at any time during his or her term.
- g. Council reserves the right to alter this procedure at any time by resolution or rule.

**Qualifications.**

The Mayor and each Councilmember must have attained the age of eighteen or older on the first day of the term of office applied for, be a registered voter of the City of Schertz, and have been a resident of the City for at least twelve consecutive months immediately preceding the deadline for filing for an application for a place on the ballot.

Section 4.05 Mayor and Mayor Pro Tem.

The Mayor shall be the official head of the City government. He or she shall be the chair and shall preside at all meetings of the City Council. The Mayor may vote only in the event of a tie. He or she shall, unless another signatory is otherwise designated by the City Council, sign all official documents such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds. He or she shall appoint special committees as instructed by the City Council, with committee membership to be composed of nominees by the City Council. He or she shall perform such other duties consistent with this Charter or as may be imposed upon him or her by the City Council. The Mayor shall not have veto powers.

The Mayor Pro Tem shall be a Councilmember appointed by the City Council for a term and pursuant to procedures established by the City Council from time to time. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor and in this capacity shall have the rights conferred upon the Mayor. While acting as Mayor, the Mayor Pro Tem may vote on any matter before the City Council.

RECOMMENDATION: Council will discuss and consider the appointment of the next Mayor Pro Tem regarding the above qualifications. Next in line to serve is Councilmember Tim Brown. If appointed, Councilmember Tim Brown will be sworn in as the new Mayor Pro Tem on August 5, 2025.

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**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** City Secretary  
**Subject:** Minutes – Approval of the minutes from the City Council Workshop Meeting and City Council Regular Meeting on July 15, 2025 (S.Edmondson/S.Courney)

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**Attachments**

07-15-2025 Draft Council Workshop minutes  
07-15-2025 Draft Council Meeting minutes

# DRAFT

## MINUTES WORKSHOP MEETING July 15, 2025

A Workshop Meeting was held by the Schertz City Council of the City of Schertz, Texas, on July 15, 2025 at 5:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Allison Heyward; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Tim Brown

Absent: Councilmember Mark Davis; Councilmember Robert Westbrook

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson

### **Call to Order**

Mayor Gutierrez called the meeting to order at 5:06 p.m.

### **Hearing of Residents**

*This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

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No one signed up to speak.

## **Discussion**

### **1. Reinstating one FTE position in the City Secretary Department**

Mayor Gutierrez presented a PowerPoint presentation on reinstating a Full-Time Employee to the City Secretary's Office. The presentation is asking the City Council to consider approving reinstating 1-additional full-time position back to the City Secretary's Office. In 2008-2009, there were four full-time positions assigned to the city secretary's office: City Secretary, Deputy City Secretary, Records Manager and Records Management Coordinator. In 2009, the Records Manager position was eliminated from the department in 2009 and in 2014, the Records Management Coordinator position was reassigned to Public Affairs. In 2017, the RMC was reclassified, which left the City Secretary's Office left with two full-time employees.

Population Growth:

- 2009: 32,361 (5 council members)
- 2024: 43,239 (7 council members)

Increase in Governance & Public Engagement:

- More council and committee meetings
- More council-related requests and agenda items
- Increase in public records requests (over 600 in FY2024)

Councilmember Tim Brown supports reinstating a full-time position back to the CS Office. Councilmember Paul Macaluso would like to see data/information showing the increase in the workload. Councilmember Ben Guerrero also agreed with both Councilmember Brown and Councilmember Macaluso and would like to see the breakdown of all the programs that the CS Office is responsible for. Councilmember Michelle Watson asked if the use of A.I would help the CS Office with work assigned to them. Mayor Pro Tem Allison Heyward has had several conversations with other cities about the use of A.I and open records. Some of the concerns with using A.I. is that the open records could contain confidential information and writing a program to redact all the necessary data would be difficult. Mayor Gutierrez explained that reinstating an FTE position to the CS Office will directly impact the City Council and help the CS Staff with their assigned workload.

## **Adjournment**

Mayor Gutierrez adjourned the meeting at 5:25 p.m.



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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary

# DRAFT

## MINUTES REGULAR MEETING July 15, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on July 15, 2025, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Allison Heyward; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Tim Brown

Absent: Councilmember Mark Davis

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; City Attorney Daniel Santee; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson

### Call to Order

### Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Macaluso)

Councilmember Macaluso provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

### Proclamations

Proclamation for Park & Recreation Month (Councilmember Guerrero)

Councilmember Ben Guerrero presented the Parks and Recreation Department a proclamation for Parks and Recreation Month-July 2025.

Parks Director Lauren Shrum thanked her staff for all the hard work they provide to ensure all parks and recreation activities are enjoyed by all.

### City Events and Announcements

- Assistant City Manager Sarah Gonzalez provided information about the upcoming events:

Friday, July 25th-8:00 pm  
Music & Movies in the Park  
Wendy Swan Memorial Park  
4601 Cherry Tree Dr, Schertz, TX 78108

Saturday, July 26th-10:00 am-4:00 pm  
Mini Golf at The Library  
Schertz Library, 798 Schertz Pkwy, Schertz, TX, 78154

Sunday, July 27th-8:30 pm - 9:30 pm  
Owl Prowl  
Crescent Bend Nature Park  
12805 W. Schaefer Road, Schertz, TX

Friday, August 1st 8:30 am-5:00 pm  
Council Budget Retreat  
Schertz Council Chambers, 1400 Schertz Pkwy. Bldg. 4, Schertz, TX

Next City Council Meeting:  
August 5th, 2025 at 6:00 pm  
Council Chambers, 1400 Schertz Pkwy. Bldg. 4

- Announcements and recognitions by the City Manager (S. Williams)

City Manager Williams announced the promotion of Hector Castro from Police Officer to Sergeant. A big kudos and thank you to all the staff, especially the Parks Department, for the hard work on the 4th of July Parade and Jubilee. CM Williams also thanked the EMS Department for sending our AMBUS, two ambulances and a Strike Team to the flood-affected areas. A thank you to the Fire Dept. for sending in a swift rescue boat and our Emergency Manager, Brandon High, who has been out in the flood areas assisting. Also, kudos to the Police Dept. for sending out search and recovery staff to assist during the flooding in Kerrville.

- Announcements and recognitions by the Mayor (R. Gutierrez)

Mayor Gutierrez expressed how incredibly proud he is of our EMS and Fire Dept. who responded to the flooding in Kerrville. Their courage, professionalism and selfless dedication during times of crisis. Mayor Gutierrez also thanked the entire Parks and Recreation Dept. for their hard work with the 4th of July Parade and Jubilee Celebration.

## **Hearing of Residents**

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*be vetted by City IT staff to ensure City property is protected from malware.*

Maggie Titterington: 1730 Schertz Parkway, Schertz, TX 78154-Ms. Titterington shared that at the July Chamber Luncheon, there was a Leadership CORE Class graduation at the luncheon. She thanked Mayor Gutierrez for attending and supporting our local businesses.

Daniel Jameson: 1000 FM 78, Schertz, TX 78154 Mr. Jameson reminded everyone of the VFW Breakfast on July 19, 2025. All-you-can-eat breakfast is \$12.00.

Callie Decena: 3049 Muntjac, Schertz, TX 78154-Ms. Decena wanted to have an animal neglect and cruelty laws discussion added to a Council Agenda. San Antonio is focusing on the issues of animal abuse and would like the City of Schertz to be proactive in the care and concern of animals.

Barbara C Palomo: 700 Maple Dr, Schertz, TX 78154-Ms. Palomo wanted to express her frustration about her recent dog attack incident. There was a police report made, and Animal Services did take possession of the dog. She has tried to leave voice messages with the Crime Victims' unit and cannot leave a message. She calls and tries to keep in touch with city officials but says she has not been provided the proper service for this incident. Mayor Gutierrez asked her to stop and speak to Chief Jim Lowery before leaving tonight's meeting.

## **Consent Agenda Items**

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** – Approval of the minutes from the City Council Meeting on July 1, 2025 (S.Edmondson/S.Courney)
2. **Appointments, Reappointments, and Resignations** - City of Schertz Boards, Commissions, and Committees

### **Appointments**

Schertz Historical Preservation Committee - Jim Burdett

### **Resignations**

Schertz Historical Preservation Committee-Chris Hormel  
EDC-Sammi Morrill

3. **Resolution 25-R-081**- Authorizing an Interlocal Agreement with the Schertz-Cibolo-Universal City Independent School District for the 2025-2026 School Year for School Resource Officer services (J.Lowery/P.Waller)

4. **Resolution 25-R-087** - Authorizing an application to be submitted to the Office of the Governor for the Urban Areas Security Initiative (UASI) Grant Program (S.Williams/G.Rodgers)
5. **Resolution 25-R-088** - Authorizing an application to the Office of the Governor for the State Homeland Security Program (SHSP) Grant Program (S.Williams/G.Rodgers)
6. **Resolution 25-R-089** Authorizing an application to the Office of the Governor for the State Homeland Security Program (SHSP) Grant Program (S.Williams/G.Rodgers)
7. **Resolution 25-R-090** - Authorizing an application to the Texas General Land Office for the Local Hazard Mitigation Plans Program (LHMPP) Grant Program (S.Williams/G.Rodgers)
8. **Resolution 25-R-095** - Authorizing a contract with ABIP, PC for Auditing Services (S.Gonzalez/J.Walters)

Councilmember Robert Westbrook requested to have item # 8-Resolution 25-R-093-Authorizing an Interlocal Agreement with 791 Purchasing Cooperative pulled from the consent agenda and discussed separately.

Mayor Ralph Gutierrez asked for a motion to approve the Consent Agenda Item# 1-7 and Item #9.

Moved by Councilmember Michelle Watson, seconded by Councilmember Tim Brown

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

## **Discussion and Action Items**

9. **Resolution 25-R-093** - Authorizing an Interlocal Agreement with 791 Purchasing Cooperative (S.Gonzalez/J.Kurz/D.Ellenburg)

Councilmember Robert Westbrook asked to have Resolution 25-R-093 pulled from the Consent Agenda and moved to Discussion and Action Items. He thought with the cost involved, this should be discussed with the Council before approval. Daniel Ellenburg-Purchasing Manager, explained the current buyboards programs the city is using and how much the savings are. By entering an interlocal agreement with the 791 Purchasing Cooperative, there is no financial obligation to use this program. City Manager Steve Williams added that this will save the city time and expense with not having to issue RFQ's and RFP's for items that would usually need a RFQ or RFP to

purchase.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

**10. Resolution 25-R-091** - Authorizing an application to the Texas Division of Emergency Management (TDEM) for the Hazard Mitigation Grant Program (HMGP) (S.Williams/G.Rodgers)

Fire Chief Greg Rodgers is seeking Council permission to allow the City Manager, Steve Williams, to submit on behalf of the city a grant to the Texas Division of Emergency Management (TDEM) for a generator that would support public safety. The one the city currently uses is old and requires additional maintenance. This is an opportunity to replace one that is more powerful. This particular grant is 75%-25% split. The total cost of the generator is \$325,000, and our portion of 25% is \$81,250. The rest of the funding would be picked up through the federal grant process.

Councilmember Ben Guerrero asked how much better the new generator was compared to the current generator. Chief Rodgers explained that a similar-sized generator could work, but the recommendation is to add a 20% buffer in reserve for emergencies.

Moved by Councilmember Michelle Watson, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

**11. Resolution 25-R-092** - Authorizing an application to the Texas Division of Emergency Management (TDEM) for the Hazard Mitigation Grant Program (HMGP) (S.Williams/G.Rodgers)

Fire Chief Rodgers is seeking Council permission to allow the City Manager, Steve Williams, to submit an application and accept an award for the Hazard Mitigation Grant Program (HMGP) as it relates to DR-4798; designating the City Manager as the Authorized Official not to exceed the amount of \$985,000.00. It is a greater number of \$985,000.00 in total. However, we re-submitted in this process the public safety generator again in the event that we did not get it in the first submission. The city

wanted to have two opportunities to try. Should we get it in the first submission, we would subtract \$325,000 off of the \$985,000 and our commitment of the 25% would then be \$165,000.00.

Moved by Councilmember Ben Guerrero, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

- 12. Ordinance No. 25-B-031** - Consideration and approval by the city council of the City of Schertz, Texas authorizing the issuance of “City of Schertz, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025”; providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the city and further securing said certificates by a lien on and pledge of the pledged revenues of the system; and other matters incident and related thereto. *First & Final Reading* (S.Gonzalez/J.Walters/A.Friedman)

Finance Director James Walters explained that Ordinance 25-B-031 authorizes the sale of Obligations for the projects previously proposed and properly noticed subsequent to the Notice of Intention Resolution adopted by the Council on May 6, 2025. The Certificates will fund street improvements, utility improvements, and facility improvements in an amount of \$56,400,000. As of today, no petition has been filed to push this sale of debt to the November election. Today, July 15, 2025, the city received the quote for the sale of the bonds for the council's review. Council may agree to the terms of the sale based on the interest rates offered and adopt Ordinance 25-B-031.

Andrew Friedman from Samco Capital Markets Financial Advisors provided some background information on the certificates of obligations. The city authorized the notice of intention for all the projects that are described in the council memo. There were three investment banks that worked as your syndicate of underwriters, and they went into the market today. Samco Capital has been in communication with the underwriting syndicate as they were visiting their customers. We have an improvement in interest rates, meaning the yields came down by the time we received their final bid to underwrite. Our credit rating with Standard and Poors is a AA+ credit rating, one level below AAA rating, which is the highest you can get. The city has strong management practices and strong policies. If the Council approves the CO's tonight, the funds will be delivered on August 13th, 2025. The city will receive \$28.8 million for the general fund projects and \$27.6 million for the utility fund projects. The average interest rate on this financing came in at 4.37%.

Councilmember Macaluso asked how we compare past bonds and interest rates. Mr. Friedman explained that interest rates were lower in 2020-2021. These are not the most expensive bonds, but it has nothing to do with the city's credit rating.

Councilmember Guerrero asked if the tax rate will stay the same or not?

Finance Director James Walters explained the city recalculates the rate every year. If the city grows faster, the interest rate will be lower. If the city stays the same, the tax rate shouldn't go up since we came in low. Councilmember Westbrook asked if the interest rates drop, can we refinance the bonds? Mr. Friedman said we could, but not before 2034. Samco does monitor the rates carefully.

Councilmember Tim Brown made the motion, " I move that the city council adopt an ordinance authorizing the "City of Schertz, Texas, combination tax and limited pledge revenue certificates of obligation, series 2025.

Moved by Councilmember Tim Brown, seconded by Councilmember Paul Macaluso

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

- 13. Resolution 25-R-082** – Ordering the November 4, 2025, City of Schertz Joint General Election with Comal County, Bexar County and Guadalupe County and making a provision for the conduct of the election; authorizing contracts with the County Clerk of Comal County and the Election Administrators of Bexar and Guadalupe Counties to conduct this election and authorizing these elections to be held as Joint Elections. (Mayor/S.Edmondson)

City Secretary Sheila Edmondson brought forward Resolution 25-R-082-Ordering the November 4, 2025, City of Schertz Joint General Election with Comal County, Bexar County and Guadalupe County and making a provision for the conduct of the election; authorizing contracts with the County Clerk of Comal County and the Election Administrators of Bexar and Guadalupe Counties to conduct this election and authorizing these elections to be held as Joint Elections.

Moved by Councilmember Michelle Watson, seconded by Councilmember Tim Brown

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

- 14. Resolution 25-R-083** – Ordering the November 4, 2025, City of Schertz Joint Special Election with Bexar County and making a provision for the conduct of the election; authorizing contracts with the Election Administrators of Bexar County to conduct this Special Election. (Mayor/S.Edmondson)



City Secretary Sheila Edmondson brought forward Resolution 25-R-083-Ordering the November 4, 2025, City of Schertz Joint Special Election with Bexar County and making a provision for the conduct of the election; authorizing contracts with the Election Administrators of Bexar County to conduct this Special Election. CS Edmondson clarified in Section 2 that voters can vote for full annexation or choose to allow the city to adopt the land use/zoning. Under Section 10, the estimated cost of the special election would be approx. \$4,600.00.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Paul Macaluso

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

### **Information available in City Council Packets - NO DISCUSSION TO OCCUR**

15. Listing of City Department Education Related Activities (S.Williams/B.James)

### **Requests and Announcements**

- City and Community Events attended and to be attended (Council)

Mayor Gutierrez is seeking re-election as Mayor of the City of Schertz.

Mayor Pro Tem Heyward attended the Audit Committee Meeting, NEP Luncheon and there will be a Special Session on July 21st.

Councilmember Watson attended the Audit Committee Meeting and 4th of July Parade.

Councilmember Macaluso attended the TIRZ Meeting and 4th of July Parade and Jubilee.

Councilmember Guerrero 4th of July Parade and Gala event-Happy Kids Foundation.

Councilmember Westbrook 4th of July Parade.

Councilmember Brown supports EDC Meeting with the city growing strong and attended the 4th of July Parade.

### **Adjournment**

Mayor Gutierrez adjourned the meeting at 7:02 p.m.

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Engineering  
**Subject:** Resolution 25-R-096 - Authorizing a Task Order Agreement with Kimley-Horn and Associates, Inc., for Professional Services related to the 2025 Master Thoroughfare Plan and Roadway Impact Fee Update. (B.James/K.Woodlee)

---

**BACKGROUND**

In 2017, the City of Schertz adopted a Master Thoroughfare Plan and in 2018, established a Roadway Capital Recovery Fee (roadway impact fee) Program. In 2022, an amendment was made to the program to include areas annexed into the City Limits into service areas and to add roadway segments in those areas to the Roadway Capital Improvement Plan (CIP). During that update, neither Land Use Assumptions nor impact fee collection rates were updated.

Because of recent annexations and the 2025 update to the City's Comprehensive Land Use Plan, it is recommended that updates to the Master Thoroughfare Plan and Roadway Impact Fee Program be undertaken.

The updated Comprehensive Plan and recent and projected development patterns will be used to inform the update to the Master Thoroughfare Plan. Texas Local Government Code Chapter 395 governs the process to update the impact fee program and rates. The consultant will provide the required technical analysis to determine the maximum assessable roadway impact fee in each of the four service areas. That analysis will include preparation of updated land use assumptions and associated growth rate to be reviewed and recommended (either as presented or as modified) by the City's Capital Improvement Advisory Committee (CIAC), an update to the roadway CIP (including updated planning level cost projections), and calculation of maximum assessable fees.

Kimley-Horn and Associates, Inc., (Kimley-Horn) is one of the City's on-call engineering firms and is qualified to perform this work.

**GOAL**

The goal of Resolution 25-R-096 is to authorize the execution of a task order agreement for Kimley-Horn to provide professional services for the City's update to its Master Thoroughfare Plan and Roadway Impact Fee Program and Rates.

**COMMUNITY BENEFIT**

Proper planning is needed to guide the continued, orderly development of the City's thoroughfare infrastructure. Reasonable and fair assessment of impact fees generates revenue to be used for expansion and improvement of that infrastructure to serve the growing community. The completion of this task order directly supports the City's strategic goal of Infrastructure Investment and the objective of development of roadways and transportation infrastructure.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends approval of Resolution 25-R-096 authorizing the professional services task order agreement with Kimley-Horn for the 2025 Roadway Impact Fee and Master Thoroughfare Plan Update.

**FISCAL IMPACT**

A base amount of \$149,460 and a not-to-exceed total of \$170,000 is proposed for this professional services agreement. Funding will come from roadway capital recovery fund accounts and expenditures will be distributed equally among the four service area accounts.

**RECOMMENDATION**

Approve Resolution 25-R-096.

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**Attachments**

Resolution 25-R-096 with attachments

## **RESOLUTION 25-R-096**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING A TASK ORDER AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC., FOR PROFESSIONAL SERVICES RELATED TO THE 2025 MASTER THOROUGHFARE PLAN AND ROADWAY IMPACT FEE UPDATE**

**WHEREAS**, the City Council has determined that updates to the City's Master Thoroughfare Plan and Roadway Impact Fee Program are necessary; and

**WHEREAS**, professional services are needed to prepare updates to the Thoroughfare Plan, Land Use Assumptions, Roadway Capital Improvement Plan, and calculation of maximum assessable impact fees for City consideration and use in setting updated impact fee collection rates; and

**WHEREAS**, Kimley-Horn and Associates, Inc., (Kimley-Horn) is an approved on-call Engineering Firm for the City of Schertz; and

**WHEREAS**, pursuant to Section 252.022(a)(4), of the Texas Local Government Code, the City is not required to seek bids or proposals with respect to a procurement for personal, professional, or planning purposes; and

**WHEREAS**, City staff has determined that Kimley-Horn is uniquely qualified to provide such services for the City; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to approve a task order for Kimley-Horn to provide the necessary professional services for the project.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes a task order agreement in substantially the form set forth on Exhibit A with Kimley-Horn and Associates, Inc., for professional services related to updates of the City's Master Thoroughfare Plan and Roadway Impact Fee Program for \$149,460 and a not to exceed amount of \$170,000.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

## **Exhibit A**

### **Task Order Agreement**

## TASK ORDER NO. 03

This is Task Order No. **03**,  
consisting of 13 pages.

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services—Task Order Edition dated **May 15, 2025**, Owner and Engineer agree as follows:

### 1. TASK ORDER DATA

a.	Effective Date of Task Order:	
b.	Owner:	City of Schertz, TX
c.	Engineer:	Kimley-Horn and Associates, Inc.
d.	Specific Project (title)	2025 Roadway Impact Fee and Master Thoroughfare Plan Update
e.	Specific Project (description):	<p>The work planned for this task order is associated with preparing an update of the Roadway Impact Fee (RIF) study and Master Thoroughfare Plan (MTP) to reflect recent annexations and to incorporate five (5) additional recommended connections reflected in the Comprehensive Land Plan adopted by the City in April 2024.</p> <p>This scope of services will provide the City with the technical analysis required by Chapter 395 of the Texas Local Government Code to determine the maximum assessable roadway impact fee. To conduct the land use assumptions analysis, Kimley-Horn will utilize the demographics from the traffic analysis zones (TAZs) per AAMPO and reflect the 2024 Comprehensive Land Plan land uses. The growth will be compared to historic growth based on building permit history. To create the Roadway Impact Fee Capital Improvements Plan (CIP), Kimley-Horn will utilize the updated MTP and staff input.</p>
f.	Related Task Orders	Primary task order for this project
	Supplemented by this Task Order:	N/A
	Superseded by this Task Order:	N/A

Task Order.



## 2. BASELINE INFORMATION

**Baseline Information.** Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Specific Project Title:	2025 Roadway Impact Fee and Master Thoroughfare Plan Update
Type and Size of Facility:	N/A
Description of Improvements:	N/A
Expected Construction Start:	N/A
Prior Studies, Reports, Plans:	Comprehensive Land Use Plan (adopted April 2024), 2018 Roadway Impact Fee Study, 2017 MTP Update
Facility Location(s):	Citywide
Current Specific Project Budget:	\$149,460
Funding Sources:	
Known Design Standards:	N/A
Known Specific Project Limitations:	N/A
Specific Project Assumptions:	Reference scope and fee proposal dated May 15, 2025 for additional items
Other Pertinent Information:	Reference scope and fee proposal dated May 15, 2025 for additional items

## 3. SERVICES OF ENGINEER ("SCOPE")

- A. The specific Basic Services to be provided or furnished by Engineer under this Task Order are:
- ☐ Exhibit A to Task Order, "Engineer's Services for Task Order," as attached to this specific Task Order. **Reference scope and fee proposal dated May 15, 2025 for detailed scope of base and supplemental services.**
- B. All the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order, with the exception of Resident Project Representative Services, if any, which are compensated separately.

Task Order.

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- C. Resident Project Representative (RPR) Services: **[RPR services excluded from scope of work]**
  - 1. If the Scope established in Paragraph 2.A above includes RPR services, then Exhibit D to Task Order is expressly incorporated in this Task Order by reference.
- D. Additional Services: Services not expressly set forth as Basic Services in Paragraph 3.A above, and necessary services listed as not requiring Owner's written authorization, or requiring additional effort in an immediate, expeditious, or accelerated manner as a result of unanticipated construction events or Specific Project conditions, are Additional Services, and will be compensated by the method indicated for Additional Services in this Task Order. All other Additional Services require mutual agreement and may be authorized by amending the Task Order as set forth in Paragraph 8.05.B.2 of the Main Agreement, with compensation for such other Additional Services as set forth in the amending instrument.

#### **4. DELIVERABLES SCHEDULE**

- A. In submitting required Documents and taking other related actions, Engineer and Owner will develop a mutually agreeable project schedule at the onset of the project.

#### **5. ADDITIONS TO OWNER'S RESPONSIBILITIES**

- A. Owner shall have those responsibilities set forth in Article 2 of the Main Agreement, and the following supplemental responsibilities that are specific to this Task Order. **Reference scope and fee proposal dated May 15, 2025.**

#### **6. TASK ORDER SCHEDULE**

- A. In addition to any schedule provisions provided in Exhibit B or elsewhere, the parties shall develop a mutually agreeable project schedule as part of **Task 1: Project Initiation and Management. Reference scope and fee proposal dated May 15, 2025.**

#### **7. ENGINEER'S COMPENSATION**

- A. The terms of payment are set forth in Article 4 of the Main Agreement.
- B. Owner shall pay Engineer for services rendered under this Task Order as follows:

Task	Description of Service	Amount	Basis of Compensation
1	Project Initiation and Management	\$ 17,930.00	[ Lump Sum ]
2	Land Use Assumptions	\$ 6,575.00	[ Lump Sum ]
3	Thoroughfare Plan Refinements	\$ 18,240.00	[ Lump Sum ]
4	MTP Review and Impact Fee CIP	\$ 42,680.00	[ Lump Sum ]
5	Maximum Fee Calculation and Rate Analysis	\$ 4,640.00	[ Lump Sum ]
6	Financial Credit Calculation Analysis	\$ 25,000.00	[ Lump Sum ]
7	Documentation and Adoption Process	\$ 34,195.00	[ Lump Sum ]
8	Implementation Plan	\$ 13,300.00	[ Lump Sum ]
9	Expenses	\$ 200.00	[ Lump Sum ]
	<b>TOTAL COMPENSATION</b>	<b>\$ 149,460.00</b>	

- C. Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Subconsultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

**8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:**

- A. **NewGen – Financial Credit Calculation**

**9. EXHIBITS AND ATTACHMENTS:**

- A. Exhibit A to Task Order—Engineer's scope and fee proposal dated May 15, 2025

Execution of this Task Order by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

OWNER:

ENGINEER:

By:

\_\_\_\_\_

By:



Print Name:

\_\_\_\_\_

Print Name:

Nicholas Holscher, P.E.

Title:

\_\_\_\_\_

Title:

Vice President

Engineer's License or Firm's F-928, Kimley-Horn and  
Certificate No. (if required): Associates, Inc.

State of:

Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name:

Kathryn Woodlee, PE

Name:

Amy Avery, PE

Title:

City Engineer

Title:

Vice President

Address:

11 Commercial Place  
Schertz, TX 78154

Address:

10101 Reunion Place, Suite 400  
San Antonio, TX 78216

E-Mail

kwoodlee@schertz.com

E-Mail

amy.avery@kimley-horn.com

Address:

Address:

Phone:

210-619-1825

Phone:

210-321-3442

Date:

\_\_\_\_\_

Date:

June 17, 2025

Task Order.

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Page 5 of 5



May 15, 2025

Kathryn J. Woodlee, P.E., CFM  
City Engineer  
City of Schertz - Engineering  
11 Commercial Place  
Schertz, Texas 78154

**RE:    2025 Roadway Impact Fee and Master Thoroughfare Plan Update  
      Scope and Fee Proposal**

Dear Ms. Woodlee:

Kimley-Horn and Associates, Inc. ("Kimley-Horn") is pleased to submit this scope and fee proposal to the City of Schertz ("City") for professional engineering services to update the Roadway Impact Fee Study and Master Thoroughfare Plan Map ("Project").

## **PROJECT UNDERSTANDING**

Based on coordination with the City, Kimley-Horn understands that the goal of this project is to update the Roadway Impact Fee (RIF) study. In addition to the RIF update, the City needs to update the Master Thoroughfare Plan (MTP) to reflect recent annexations and to incorporate five (5) additional recommended connections reflected in the Comprehensive Land Plan adopted by the City in April 2024.

This scope of services will provide the City with the technical analysis required by Chapter 395 of the Texas Local Government Code to determine the maximum assessable roadway impact fee. To conduct the land use assumptions analysis, Kimley-Horn will utilize the demographics from the traffic analysis zones (TAZs) per AAMPO and reflect the 2024 Comprehensive Land Plan land uses. The growth will be compared to historic growth based on building permit history. To create the Roadway Impact Fee Capital Improvements Plan (CIP), Kimley-Horn will utilize the updated MTP and staff input. The MTP update can be adopted concurrent with the RIF update, however the alignments must be set prior to the development of the CIP. The project is broken into two phases. The first phase is the evaluation and analysis component, and the second phase is adoption and implementation.

## **SCOPE OF SERVICES**

This project is anticipated to include the following tasks broken into 2 phases:

### Phase 1: Evaluation and Analysis

- Task 1: Project Initiation and Management
- Task 2: Land Use Assumptions
- Task 3: Thoroughfare Plan Refinements
- Task 4: MTP Review and Impact Fee Capital Improvements Plan (CIP)
- Task 5: Maximum Fee Calculations and Rate Analysis
- Task 6: Credit Calculation

## Phase 2: Adoption and Implementation

Task 7: Documentation and Adoption Process

Task 8: Administration Tools

### **Task 1: Project Initiation and Management**

1. Project Management.
2. Project Kick-Off Meeting. Kimley-Horn will meet with the City for a formal kick-off meeting for the Roadway Impact Fee project. During this meeting, the scope and City contacts will be determined for each task.
3. Project Team Status Meetings and Coordination. Kimley-Horn will participate in reoccurring meetings with City staff. These meetings will be held on specific days and times as agreed by the City. A maximum of two (2) hours will be anticipated for each meeting. These may be either in-person calls or conference calls. Kimley-Horn will prepare notes from each meeting. A maximum of six (6) meetings will be held.
4. Project Status Reports and Invoicing. Kimley-Horn will prepare and submit monthly status reports regarding project schedule and critical tasks. Kimley-Horn will prepare monthly invoices.
5. Service Areas. Kimley-Horn will meet with the City to confirm the roadway impact fee service area boundaries within the existing City limits consistent with the six (6) mile limit required by Chapter 395 of the Local Government Code. Kimley-Horn anticipates a maximum of four (4) service areas will remain for roadway impact fees. Any recently completed annexations will be incorporated as provided.

### **Task 2: Land Use Assumptions**

1. Data Collection. Kimley-Horn will coordinate with the City to obtain the following data:
  - a. TAZ Demographic Data per AAMPO
  - b. City Contacts – The City shall provide the organization structure and contact information for the applicable City staff involved with the land use assumptions.
  - c. Comprehensive Master Plans – The City shall identify and provide the City's most recent comprehensive master plans.
  - d. Building Permit History – The City shall provide the Consultant with available building permit history (both residential and non-residential) for the previous ten (10) years.
  - e. Currently adopted Land Use Assumptions for Water and Wastewater Impact Fees.
  - f. Maps – The City shall provide the Consultant with available GIS shapefiles, associated databases, and layer files in ESRI ArcGIS10.x format. All data shall be projected in NAD 83 State Plane, North Central Texas Zone coordinates. Data should include:
    - i. Current Zoning Map;
    - ii. Future Land Use Plan Map;
    - iii. City / County Parcel Data;
    - iv. City Limits and ETJ Map; and
    - v. Most recent digital orthophotograph (DOQ) of the City.
2. Ten-Year Land Use Assumptions. Chapter 395 states that impact fees may only be used to pay for items included in the Impact Fee Capital Improvements Plan and attributable to new service units projected over a period of time not to exceed ten (10) years. Based on guidance from the City regarding projected development patterns and growth rates and collected data, Kimley-Horn

will develop the Ten-Year Land Use Assumptions for the 10-year planning window. Kimley-Horn will complete the demographic table for each roadway service area.

### **Task 3. Thoroughfare Plan Refinements**

1. Data Collection and Base File Setup. Kimley-Horn will utilize publicly available resources to obtain the following data:
  - a. Aerial imagery
  - b. Parcel linework and information
  - c. Lidar/topography data
  - d. Floodplain information
  - e. Railroad alignments
  - f. Major utility alignments

The City shall provide Kimley-Horn any available data regarding platting information, planned developments, or anything else applicable to the alignment of the MTP roadways.

2. New Connector Alignments. Kimley-Horn will analyze up to two (2) alternatives per alignment at a conceptual level for the MTP update. The City will provide the currently adopted MTP in GIS format. Kimley-Horn will work with the City to develop a constraint map (buildings, flood plains, contours, and utilities) to aid in the recommendation of an alignment for each of the five (5) proposed new connections reflected in the Comprehensive Plan. No roadway design or survey services are included as part of this task.
3. Alignment Updates. Kimley-Horn will remap approximately ten (10) alignment segments of planned roadways on the City's current MTP. No roadway design or survey services are included as part of this task.
4. Revised MTP Map. Kimley-Horn will create a revised map that updates the currently adopted roadway master thoroughfare plan (MTP) with the recommendations provided by City staff and areas studied based on the Comprehensive Land Plan. City staff will perform the necessary coordination tasks to have the MTP revision considered by City Council.

### **Task 4. MTP Review and Impact Fee CIP**

1. Data Collection. Kimley-Horn will coordinate with the City to obtain the following data:
  - a. City contacts – City shall provide the organization structure and contact information for the applicable City staff involved with the completion of the roadway capacity analysis and roadway impact fee CIP.
  - b. Transportation Plan – Kimley-Horn will use the MTP revised in Task 3.
  - c. Traffic Counts – The City shall provide any available data (current and historical) for all roadway segments on the current MTP. Kimley-Horn will obtain recently completed traffic counts for state highway facilities from TxDOT. If additional counts are necessary, Kimley-Horn will utilize publicly available big data, such as RITIS or others similar, to obtain recent counts.
  - d. Historical Project Costing Information – The City shall provide Kimley-Horn with available data on the actual City costs for previously completed arterial roadway improvement projects to assist in the development of planning level project costs for future projects and to include any project costs for previously completed projects with excess capacity available to serve future growth.

2. MTP Review. Though they can be adopted concurrently the MTP alignments need to be finalized prior to formulating the Roadway Capital Improvement Plan. Kimley-Horn will rely upon field verification of the existing inventory of the City's roadway network from the adopted MTP, and review for any recent updates to the network based on City staff input.
3. Ten-Year Growth Projections and Capacity Analysis.
  - a. Kimley-Horn will identify the service units for new development and the average trip length. Using the 11th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual, Kimley-Horn will incorporate trip generation and pass-by trip rates.
  - b. Kimley-Horn will perform an analysis of existing conditions. This will include a determination of roadway capacities, volumes, vehicle-miles of supply, vehicle-miles of demand, existing excess capacity, and existing deficiencies.
  - c. Kimley-Horn will project traffic conditions for the ten-year planning period, the target year for the impact fee growth projections. This will include growth and new demand for each service area established in Task 2. Kimley-Horn will determine the capacity available for new growth.
4. Roadway Impact Fee Capital Improvements Plan
  - a. Kimley-Horn will assist the City to develop a Roadway Impact Fee Capital Improvements Plan which will include cost projections for anticipated projects to be included in the study. The Roadway Impact Fee Capital Improvements Plan will include existing oversized facilities and proposed facilities designed to serve future development. The Roadway Impact Fee Capital Improvements Plan shall include a general description of the project and a project cost projection. Planning level cost projections for future projects will be prepared based on discussion with local roadway construction contractors, City staff, and previous experience with roadway construction costs. The City shall provide actual City cost information for previously completed projects with excess capacity and any cost contribution to County, State, Federal, or developer constructed projects.  
*Note: Due to the variety of unknowns associated with roadway project costs projections (ROW acquisition, utility relocations, etc.), the planning level project cost projections utilized in the roadway impact fee analysis should not be used for any future capital improvement planning within the City.*
  - b. Kimley-Horn will identify the portion of projected improvements required to serve existing demand and the portion of project improvements required to serve new development within the 10-year planning period.
  - c. Provide Roadway Impact Fee CIP Review Packet (which will be included within the Appendix of the final report)

## **Task 5. Maximum Fee Calculation and Rate Analysis**

1. Pre-Credit Maximum Assessable Roadway Impact Fee Calculation. Using the newly developed ten-year growth projections, roadway impact fee capital improvements plan, and capacity available for new growth, Kimley-Horn will determine the cost of roadway improvements by service area, the maximum costs per service unit, and the resulting pre-credit maximum assessable roadway impact fees by service area. Kimley-Horn will incorporate the financial analysis performed in Task 4B to determine the maximum assessable impact fee per service unit.
2. Financial Analysis. A financial analysis for the credit calculation will not be performed unless Task 5 is authorized. Prior to authorization of Task 5, 50% of the pre-credit maximum assessable



roadway impact fee calculated in Task 4A will be utilized to determine the maximum assessable roadway impact fee.

#### **Task 6. Financial Credit Calculation Analysis**

1. Financial Credit Calculation. Using the impact fee eligible capital improvement costs and projected service units, a financial subconsultant will calculate maximum assessable full-cost recovery impact fees for the designated ten-year period for roadway facilities for up to four (4) service areas. The financial subconsultant will provide forecasted cash flows for the maximum assessable impact fee for the ten-year period based on projected capital improvement program's implementation schedule (if available) and growth in projected service units. Kimley-Horn will work in conjunction with the financial subconsultant to incorporate the Capital Improvements Plan identified in Task 3.D.
2. Meetings. The financial subconsultant will prepare for and attend the following meetings:
  - a. Two (2) meetings with City staff to review the proposed Maximum Assessable Roadway Impact Fees with credit calculation.

#### **Task 7. Documentation and Adoption Process**

1. Document. Kimley-Horn will provide both a draft and final Roadway Impact Fee Report. The report will include:
  - a. Land Use Assumptions;
  - b. Roadway service areas;
  - c. Roadway CIP;
  - d. Narrative of the impact fee methodology;
  - e. Impact fee calculations;
  - f. Land Use Vehicle-Mile Equivalency Table; and
  - g. Supporting Exhibits.
  - h. Electronic (.pdf) copy of the Draft Roadway Impact Fee Report.
2. Adoption Process.
  - a. Kimley-Horn will collect information on actual roadway impact fees collected for up to five (5) benchmark cities for up to three (3) different land uses (likely residential, commercial, and industrial land uses). This information will be provided to the City in electronic (.xls) tabular format for use in the development of comparison tables.
  - b. Kimley-Horn will review the proposed Roadway Impact Fee Ordinance as prepared by the City Attorney. It is anticipated the City Attorney will require exhibits from the Roadway Impact Fee Report to be included in the ordinance. We recommend the City coordinate with their Attorney to ensure they will be able to prepare the ordinance during Task 4. The City will organize and submit advertisements to the local paper for the public hearings. The City will prep the documents needed for advisory committee meetings and Council.
  - c. It is anticipated that Kimley-Horn will prepare for and attend each of the following meetings (up to 5 meetings):
    - i. Two (2) CIAC public hearings to present the Land Use Assumptions, CIP, and Maximum Assessable Roadway Impact Fees;
    - ii. Two (2) City Council public hearings to present the Roadway Impact Fee, including the Land Use Assumptions, Roadway Impact Fee CIP and Maximum Assessable Impact Roadway Fees; and

- iii. One (1) City Council meeting where it adopts the ordinance and establishes the actual Roadway Impact Fees.

Kimley-Horn assumes that the MTP update and RIF update adoptions will occur concurrently. If they are not adopted through the same series of meetings, additional meetings will need to be added to this task by amendment.

### **Task 8. Implementation Tools**

1. Impact Fee Estimator Worksheet. Kimley-Horn will create a Roadway Impact Fee estimator spreadsheet tool to assist in calculating a development's roadway impact fees based on the impact fee rates adopted in Task 6.

## **ASSUMPTIONS AND EXCLUSIONS**

The following assumptions serve as the basis for development of this scope of work and proposed fee included in the attached project work plan:

### **ASSUMPTIONS**

- City of Schertz will provide electronic copies of the GIS shapefiles associated with the MTP and Land Plan
- The City shall provide the Consultant with available GIS shapefiles, associated databases, and layer files in ESRI ArcGIS10.x format. All data shall be projected in NAD 83 State Plane, North Central Texas Zone coordinates. Data should include:
  1. Current Zoning Map;
  2. Future Land Use Plan Map;
  3. City / County Parcel Data;
  4. City Limits and ETJ Map; and
  5. Most recent digital orthophotograph (DOQ) of the City.
- City of Schertz will provide a PDF copy of the current Land Plan, MTP and Roadway Impact Fee Study

### **EXCLUSIONS**

The following tasks have been excluded from scope of services and requested fee, but can be completed by Kimley-Horn as an additional service should the project require or City need that service.

- Public Outreach associated with the proposed alignments for the new connections identified during the Comprehensive Land Plan update process

## **FEE AND BILLING**

In accordance with the below fee summary table, Kimley-Horn will perform the above outlined scope of services, including subconsultant services and project expenses, for a lump sum fee of **\$149,460**. Kimley-Horn will submit invoices to the City on a monthly basis for services performed. Each invoice will include a summary of work completed for the corresponding month.

We appreciate the opportunity to work with the City and look forward to successfully completing this project. Please don't hesitate to contact me at [ben.plett@kimley-horn.com](mailto:ben.plett@kimley-horn.com) or (512) 418-4523 should you have any questions on the proposed scope and fee

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**  
**TBPE# 928**



By: Ben Plett, P.E., PTOE  
Project Manager



Amy Avery, P.E., PTOE  
Vice President

Attachments  
1 – Project Work Plan

CITY OF SCHERTZ

Fee/Price Proposal Breakdown for Professional Services

	Project Name:	Roadway Impact Fee and Master Thoroughfare Plan Updates												
	Design Firm:	Kimley-Horn and Associates, Inc.												
	Date Proposal Submitted:	5/16/2025												
	City of Schertz Project Manager:	Kathy Woodlee, PE												
	Kimley-Horn Project Manager:	Ben Plett, PE												
	Position/Personnel Title	QA/QC Manager	Sr. Project Manager	Senior Civil Engineer	Civil Engineer	Staff Engineer III	Staff Engineer II	Staff Engineer I	Accountant	Admin		Consultant Fee Total	Sub-Consultant Fee Total	Fee Total
	Proposed Staff Rates	\$ 305.00	\$ 290.00	\$ 285.00	\$ 190.00	\$ 160.00	\$ 150.00	\$ 140.00	\$ 150.00	\$ 115.00				
	Task to be performed/Phase Description (including Sub-consultant work)										Total Hours			
1	Project Initiation and Management	8	0	28	32	0	0	0	8	2	78	\$ 17,930.00	\$ -	\$ 17,930.00
1.1	Project Management										0	\$ -		
1.2	Project Kick-Off Meeting			4	4					1	9	\$ 2,015.00		
1.3	Project Team Status Meetings and Coordination	6		18	18						42	\$ 10,380.00		
1.4	Project Status Reports and Invoicing			4	8				8	1	21	\$ 3,975.00		
1.5	Service Areas	2		2	2						6	\$ 1,560.00		
2	Land Use Assumptions	1	0	6	24	0	0	0	0	0	31	\$ 6,575.00	\$ -	\$ 6,575.00
2.1	Data Collection			1	4						5	\$ 1,045.00		
2.2	Ten Year Land Use Assumptions	1		5	20						26	\$ 5,530.00		
3	Thoroughfare Plan Refinements	6	7	0	22	0	68	0	0	0	103	\$ 18,240.00	\$ -	\$ 18,240.00
3.1	Data Collection and Base File Setup				5		20				25	\$ 3,950.00		
3.2	New Connector Alignments (up to 5)	5	5		10		20				40	\$ 7,875.00		
3.3	Alignment Updates (up to 10)	1	2		5		20				28	\$ 4,835.00		
3.4	Revised MTP Map				2		8				10	\$ 1,580.00		
4	MTP Review and Impact Fee CIP	6	0	50	140	0	0	0	0	0	196	\$ 42,680.00	\$ -	\$ 42,680.00
4.1	Data Collection			4	20						24	\$ 4,940.00		
4.2	MTP Review	2		20	20						42	\$ 10,110.00		
4.3	Ten-Year Growth Projections and Capacity Analysis			6	20						26	\$ 5,510.00		
4.4	Roadway Impact Fee Capital Improvements Plan	4		20	80						104	\$ 22,120.00		
5	Maximum Fee Calculation and Rate Analysis	4	0	4	12	0	0	0	0	0	20	\$ 4,640.00	\$ -	\$ 4,640.00
5.1	Pre-Credit Maximum Assessable Roadway Impact Fee Calculation	2		2	10						14	\$ 3,080.00		
5.2	Financial Analysis	2		2	2						6	\$ 1,560.00		
6	Financial Credit Calculation Analysis	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 25,000.00	\$ 25,000.00
6.1	Financial Credit Calculation										0	\$ -	\$ 20,000.00	
6.2	Meetings										0	\$ -	\$ 5,000.00	
7	Documentation and Adoption Process	14	0	65	60	0	0	0	0	0	139	\$ 34,195.00	\$ -	\$ 34,195.00
7.1	Document	4		20	40						64	\$ 14,520.00		
7.2	Adoption Process	10		45	20						75	\$ 19,675.00		
8	Implementation Plan	0	0	20	40	0	0	0	0	0	60	\$ 13,300.00	\$ -	\$ 13,300.00
8.1	Impact Fee Estimator Worksheet			20	40						60	\$ 13,300.00		
9	Expenses										0	\$ 200.00	\$ -	\$ 200.00
	Meeting Travel - assumptions 4 @ 60 miles each											\$ 200.00	\$ -	
	Total Hours:	39	7	153	290	0	68	0	8	2	567			
	Total Fee:											\$ 124,460.00	\$ 25,000.00	\$ 149,460.00

\* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Public Works  
**Subject:** Resolution 25-R-097 - Approving the Schertz/Seguin Local Government Corporation (SSLGC) Annual Budget for Fiscal Year 2025-26.  
(B.James/L.Busch)

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**BACKGROUND**

A proposed annual budget for the period commencing October 1, 2025 and ending September 30, 2026 has been prepared by the Schertz/Seguin Local Government Corporation (SSLGC) General Manager and Staff. This proposed budget shows an increase in total expenses of approximately 5% or \$596,603.

Significant increases in expenditures include:

- (1) Salaries and Benefits - Includes two new Operator positions, upgrade of a Service Worker to Maintenance Mechanic and an upgrade of four team leads (18%). \$426,475
- (2) Water Leases - Gonzales County (10.6%), this amount is due to projected increase in water lease payments for water rights held within Gonzales County. \$254,600
- (3) Water Leases - Guadalupe County (10.4%), this amount is due to an increase in the annual production cap approved by the Guadalupe County Groundwater Conservation District, which increases SSLGC water lease payments for water rights held within Guadalupe County. \$77,700
- (4) Chemicals - 7% increase due to substantial increases in the price of chemicals used in the water treatment process. \$100,000

It is the desire of SSLGC to have the FY2024-25 SSLGC Budget approved by the City of Schertz City Council. The SSLGC Board of Directors approved the FY 2025-26 Budget on July 17, 2025.

**GOAL**

Approval of the SSLGC FY2025-2026 Annual Budget.

**COMMUNITY BENEFIT**

The City of Schertz is a member of the SSLGC. It is through the SSLGC that the City provides water to its citizens. Approval of the budget amendment will ensure that the citizens of Schertz will continue to receive this vital resource and service.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends approval of Resolution 25-R-097 authorizing the SSLGC FY2025-26 Annual Budget.

**FISCAL IMPACT**

This budget is based on SSLGC revenue. The City of Schertz's contributions will be projected in the FY 2025-26 Annual Budget.

## **RECOMMENDATION**

Approval of Resolution 25-R-097.

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### **Attachments**

Resolution 25-R-097 with attachments

## **RESOLUTION 25-R-097**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING THE SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION (SSLGC) ANNUAL BUDGET FOR FISCAL YEAR 2025-26.**

**WHEREAS**, the Schertz Seguin Local Government Corporation (SSLGC) is a corporation for the provision of and transportation of water wholly owned by both the City of Schertz and the City of Seguin; and

**WHEREAS**, SSLGC by-laws require that the corporation establish an annual budget and said annual budget must be approved by the SSLGC Board of Directors and both the City of Schertz and the City of Seguin; and

**WHEREAS**, the City staff of the City of Schertz (the "City") recommends that the City Council approve the Schertz Seguin Local Government Corporation Fiscal Year 2025-2026 Annual Budget as depicted in Exhibit A ("SSLGC FY 2025-2026 Annual Budget") and attached hereto; and

**WHEREAS**, the proposed budget for FY 2024-2025 has been approved by the SSLGC Board of Directors at their regularly scheduled Board Meeting on July 17, 2025 as depicted in Exhibit B ("Resolution # SSLGC R25-20") and attached hereto; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to approve the annual budget to ensure that the citizens and businesses of Schertz continue to receive excellent and vital water service.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes the approval of the Schertz Seguin Local Government Corporation Fiscal Year 2025-26 Annual Budget in substantially the form depicted in Exhibit A ("SSLGC FY 2025-2026 Annual Budget").

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the

application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary



Exhibit A

“SSLGC FY 2025-2026 Annual Budget”



## FY2025-2026 BUDGET

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TO: Board of Directors

FROM: Andrew McBride, General Manager

SUBJECT: FY2025-26 Budget

DATE: July 10, 2025

On behalf of SSLGC staff, I present the FY26 Budget for the Schertz/Seguin Local Government Corporation. The annual budget is presented to provide a comprehensive review of SSLGC's operations and services during the new fiscal year beginning on October 1, 2025.

In presenting the FY26 Budget, I would like to recognize Susan Caddell, Finance Director of the City of Seguin; Philip DeFrancesco, Assistant General Manager, Clarissa Barrientes, Office Administrator; Robert Macias, Operations Manager, and Derrik Wesch, Superintendent, for their contributions to the development of the FY2026 Budget.

Each year's budget process offers unique challenges in presenting a balanced budget which maintains SSLGC's successful delivery of quality potable water with the least impact possible on our customers through utility rates. During FY2024-25, the Guadalupe Water Treatment Plant began service, which is reflected in the presented budget. The comprehensive budgets are presented in detail for your review.

### **Review of FY2024-25 Budget**

Overall, the FY2024-25 expenditures are estimated to be lower than budget appropriations. The projected Operating Fund expenditures are \$11,793,119 which is \$12,911 below budgeted expenditures.

The projected FY2024-25 Operating Fund revenues are projected to be \$12,677,945 which is \$625,547 below the budgeted revenues. The Operating Fund should finish the year with an increase in retained earnings of \$884,826.

### **FY26 Operating Fund Revenues**

When compared to the FY25 budget, the projected FY26 Operating Fund Revenues show an increase of \$33,828 which represents an increase of .25%.

### **FY26 Operating Fund Expenditures**

When compared to the FY25 budget, the FY26 expenditures increased \$596,603, or 5%. Costs for personnel and benefits represent 22.4% of the total Operating Fund expenditures.

Significant increases in expenditures include:

(1) Salaries and Benefits	\$426,475
This includes two new Operator positions and an upgrade of Service Worker to Maintenance Mechanic as well as an upgrade of four team leads (18%)	
(2) Water Leases- Gonzales County (10.6%)	\$254,600
This amount is due to projected increases in water lease payments for water rights held within Gonzales County.	
(3) Water Leases-Guadalupe County (10.4%)	\$77,700
This amount is due to an increase in the annual production cap approved by the Guadalupe County Groundwater Conservation District which increases SSLGC water lease payments for water rights held within Guadalupe County.	
(4) Chemicals (7% increase)	\$100,000
This amount is due to substantial increases in the price of chemicals used in the water treatment process.	

## Personnel

The proposed budget includes a 3.0% cost of living increase and up to a 2.5% merit increase for SSLGC's City of Seguin employees. The proposed budget includes up to a 6% merit increase for SSLGC's City of Schertz employees. The merit increases are based on annual employee performance ratings.

## Capital Improvement Projects

The proposed SSLGC Capital Improvement projects include the following projects that are recommended to be funded through:

### Issuance of Revenue Bonds:

Emergency Preparedness Plan Implementation	\$2,000,000
<i>These funds will be used for the purchase and installation of emergency generators for the water treatment plants, booster pump station and points of delivery.</i>	
Cowey (42") & Elm Creek (36") Pipeline Projects	\$32,000,000
<i>These funds will be used for the construction and inspection for the projects. (Impact Fees may also be used)</i>	
Gonzales Well Improvements Project	\$2,700,000
<i>These funds will be used for the rehabilitation of one well including the upsizing of the pumps and motors as well as the replacement of SCADA components. The project schedule includes improving one well per year in the Gonzales well field.</i>	

Repair and Replacement Fund:

Pressure Filter Rehab Project \$1,000,000  
*These funds will be used for the painting of SSLGC's pressure filters and the replacement of filter media and valves. Some additional funding will come from interest earnings from bonds issued prior to FY26*

Gravity Filter Rehab Project \$1,000,000  
*These funds will be used for the rehabilitation of SSLGC's Gonzales WTP gravity filters and the replacement of filter media and valves.*

Water Transmission Mains \$150,000  
*These funds will be used for repairs on water transmission pipelines in addition to the replacement of valves as needed.*

Pump and Motor \$400,000  
*These funds will be used for the repair and replacement of the pumps and motors throughout the water system as needed.*

Valve and Actuator \$150,000  
*These funds will be used for the repair and replacement of valves, actuators, and similar system components.*

Electrical \$50,000  
*These funds will be used for the repair and replacement of electrical components throughout the system.*

Plant/Wellfield \$100,000  
*These funds will be used for the repair and replacement of various components/infrastructure throughout the system.*

**Capital Equipment**

The FY26 Operating Fund includes \$135,000 for the purchase of a new service truck and a dump trailer.

**Conclusion**

The presented proposed FY26 Budget represents a balanced budget which will enable the Schertz/Seguin Local Government Corporation to continue to provide quality potable water to its valued customer

**SCHERTZ-SEGUIN LOCAL GOVERNMENT CORPORATION  
2025-26 BUDGET  
SUMMARY - ALL FUNDS**

<b>Fund</b>	<b>Estimated Working Capital 10/1/2025</b>	<b>Estimated Revenues</b>	<b>Transfers In</b>	<b>Proposed Expenditures</b>	<b>Transfers Out</b>	<b>Estimated Working Capital 9/30/2026</b>
Operating Fund	3,679,369	13,337,320	-	11,802,633	600,000	4,614,056
Construction Fund	5,972,287	15,000	-	5,970,000	-	17,287
2022 Bond Fund	4,361,680	52,000	-	4,344,684	-	68,996
2023 Bond Fund	4,795,953	100,000	-	4,710,278	-	185,675
2025 Bond Fund	13,755,541	40,000	-	13,555,541	-	240,000
I&S Fund	134,205	9,288,453	-	9,253,754	-	168,904
Repair/Replacement Fund	8,007,663	150,050	600,000	6,549,558	-	2,208,155
Future Development Fund	4,199,716	477,175	-	2,520,286	-	2,156,605
Impact Fund	8,221,144	575,200	-	4,454,234	-	4,342,110
Reserve Fund	1,604,465	40,000	-	-	-	1,644,465
Rate Stabilization Fund	2,149,787	50,050	-	-	-	2,199,837
SAWS I&S Fund	162,628	1,394,306	-	1,393,206	-	163,728

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The City of Seguin is utilized for services for the Schertz/Seguin Local Government Corporation (SSLGC) in accordance with a management services agreement between the City of Seguin, the City of Schertz and SSLGC. The City of Seguin is the employer of record for all positions listed below with the exception of the General Manager and Assistant General Manager. The Schertz/Seguin Local Government Corporation reimburses the City of Schertz for all costs for the Schertz positions. Since the City of Seguin is utilized for both financial and human resources administration services through the management services agreement, costs for Seguin positions are transferred directly from SSLGC accounts.

**Personnel Schedule**

Position Title:	23/24	24/25	25/26
General Manager	1	1	1
Assistant General Manager	1	1	1
Electrical Journeyman	1	1	1
Office Administrator	1	1	1
Operations Manager	1	1	1
Water System Superintendent	1	1	1
Part-Time Administrative Tech.	1	1	1
Operator I	3	3	5
Operator II	8	8	8
Operator III	2	2	2
Operator IV	1	1	1
Service Worker	1	1	0
Maintenance Mechanic	0	0	1
	--	--	--
Total	23	23	25

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## 2025-26 Budget - SSLGC Operating Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>058 - SCHERTZ-SEGUIN GOV'T CORP</b>						
<b>Revenue</b>						
<b>Charges for Services</b>						
058-341005	SAWS Well Field Operation	96,610	99,239	49,740	99,239	102,714
<b>Charges for Services Totals:</b>		<b>96,610</b>	<b>99,239</b>	<b>49,740</b>	<b>99,239</b>	<b>102,714</b>
<b>Utility</b>						
058-343007	Water Sales	10,112,186	12,991,463	5,725,618	12,377,784	13,069,416
<b>Utility Totals:</b>		<b>10,112,186</b>	<b>12,991,463</b>	<b>5,725,618</b>	<b>12,377,784</b>	<b>13,069,416</b>
<b>Interest Revenues</b>						
058-361002	Investment Pools Interest Earnings	880	100	16,014	35,000	20,000
058-361004	Texas CLASS Interest Earnings	84,425	70,000	867	9,000	5,000
058-361020	Restricted Cash	651	100	361	500	100
<b>Interest Revenues Totals:</b>		<b>85,956</b>	<b>70,200</b>	<b>17,241</b>	<b>44,500</b>	<b>25,100</b>
<b>Miscellaneous Revenues</b>						
058-362030	Miscellaneous Revenues	10,578	7,500	2,714	3,500	5,000
<b>Miscellaneous Revenues Totals:</b>		<b>10,578</b>	<b>7,500</b>	<b>2,714</b>	<b>3,500</b>	<b>5,000</b>
<b>Lease Revenues</b>						
058-363060	Grazing Leases	136,849	135,090	33,108	135,000	135,090
<b>Lease Revenues Totals:</b>		<b>136,849</b>	<b>135,090</b>	<b>33,108</b>	<b>135,000</b>	<b>135,090</b>
<b>Sale of Fixed Assets</b>						
058-392020	Sale of Equipment	0	0	17,922	17,922	0
<b>Sale of Fixed Assets Totals:</b>		<b>0</b>	<b>0</b>	<b>17,922</b>	<b>17,922</b>	<b>0</b>
<b>058 - SCHERTZ-SEGUIN GOV'T CORP TOTALS:</b>		<b>10,442,178</b>	<b>13,303,492</b>	<b>5,846,344</b>	<b>12,677,945</b>	<b>13,337,320</b>

## 2025-26 Budget - SSLGC Operating Expenditures

Account Number	Account Name	FY2024 Actual	FY2025 Budget	FY2025 03/31/25	FY2025 Estimates	FY2026 Budget
<b>058 - SCHERTZ-SEGUIN GOV'T CORP</b>						
<b>55 - SSLGC</b>						
<b>11 - Salaries</b>						
058-5500-110100	Regular Salaries	1,264,445	1,500,000	673,592	1,500,000	1,811,000
058-5500-112000	Overtime/On Call	141,359	127,000	67,650	127,000	160,000
058-5500-112100	Holiday Pay	19,567	25,000	17,002	25,000	27,500
<b>11 - Salaries Totals:</b>		<b>1,425,370</b>	<b>1,652,000</b>	<b>758,244</b>	<b>1,652,000</b>	<b>1,998,500</b>
<b>12 - Benefits</b>						
058-5500-121000	Payroll Taxes	107,029	124,600	57,373	124,600	140,600
058-5500-122000	Retirement	310,301	367,000	163,860	367,000	411,755
058-5500-123000	Health Insurance	163,442	195,000	84,984	195,000	211,800
058-5500-123100	Life Insurance	1,062	1,330	571	1,330	1,450
058-5500-124000	Workers' Compensation	17,791	16,600	10,350	16,600	18,900
058-5500-126000	Car Allowance	9,200	0	9,450	0	0
<b>12 - Benefits Totals:</b>		<b>608,825</b>	<b>704,530</b>	<b>326,587</b>	<b>704,530</b>	<b>784,505</b>
<b>32 - Professional Services</b>						
058-5500-320500	Professional Services	109,623	210,165	83,910	210,165	252,000
058-5500-321000	Annual Audit	13,800	14,500	14,500	14,500	15,000
058-5500-321200	Consultant Services	111,990	125,700	47,280	125,700	130,000
058-5500-321500	Attorney Fees	45,640	50,000	32,719	50,000	50,000
058-5500-321600	Landfill Opposition	1,215	0	0	0	0
058-5500-323500	Solid Waste Contract	9,637	12,350	6,605	12,350	10,000
<b>32 - Professional Services Totals::</b>		<b>291,905</b>	<b>412,715</b>	<b>185,015</b>	<b>412,715</b>	<b>457,000</b>
<b>34 - Technical Services</b>						
058-5500-342100	Gonzales Underground Water District	110,078	105,000	45,461	105,000	115,000
058-5500-342200	City Distribution Fees	109,914	136,429	16,768	136,429	15,478
058-5500-342400	GCGCD Permit Fee	205,813	220,000	102,657	220,000	220,000
058-5500-342500	GCUWCD Mitigation Fund Pymt	71,196	74,309	74,309	74,309	75,000
058-5500-343000	Testing/Inspection Fees	13,936	23,000	10,314	23,000	23,000
<b>34 - Technical Services Totals:</b>		<b>510,937</b>	<b>558,738</b>	<b>249,509</b>	<b>558,738</b>	<b>448,478</b>
<b>41 - Utilities Services</b>						
058-5500-411000	Electric	2,064,044	2,463,184	1,068,142	2,263,184	2,375,000
058-5500-412000	Water	713	800	373	800	900
058-5500-413000	Sewer	827	800	431	800	900
058-5500-414000	Gas-Centerpoint	1,260	1,300	752	1,300	1,400
058-5500-415200	Telephone-Mobile Phone	6,643	7,339	3,278	7,245	6,400
058-5500-415300	Internet Access	3,169	5,400	2,189	5,400	5,400
<b>41 - Utilities Services Totals:</b>		<b>2,076,656</b>	<b>2,478,823</b>	<b>1,075,165</b>	<b>2,278,729</b>	<b>2,390,000</b>
<b>43 - Repair and Maintenance</b>						
058-5500-431200	Office Maintenance-Computer	4,817	9,000	500	9,000	9,000
058-5500-432100	V&E Maint.-Motor Vehicles	19,991	20,000	4,065	20,000	20,000
058-5500-432200	V&E Maint.-Machine & Tool	5,757	15,000	622	15,000	15,000
058-5500-432300	V&E Maint.-Heavy Equipment	8,192	9,000	8,671	9,000	11,000
058-5500-432400	V&E Maint.-Communications	19,659	35,000	14,517	35,000	25,000
058-5500-432500	V&E Maint.-Pumps & Motors	37,001	50,000	11,271	50,000	50,000
058-5500-433000	Buildings Maintenance	29,782	30,000	6,668	30,000	30,000
058-5500-434601	L&I Maint.-WATER System	52,565	100,000	19,436	100,000	100,000
058-5500-436000	Property Maintenance	10,150	45,000	2,183	45,000	50,000
<b>43 - Repair and Maintenance Totals:</b>		<b>187,914</b>	<b>313,000</b>	<b>67,933</b>	<b>313,000</b>	<b>310,000</b>

		<b>FY2024 Actual</b>	<b>FY2025 Budget</b>	<b>FY2025 03/31/25</b>	<b>FY2025 Estimates</b>	<b>FY2026 Budget</b>
<b>44 - Rental</b>						
058-5500-441000	Equipment Rental	2,985	7,000	1,714	7,000	37,000
058-5500-443501	Water Leases-Guadalupe County	679,237	679,300	378,726	756,589	750,000
058-5500-443502	Water Leases-Gonzales County	2,439,393	2,404,700	1,315,103	2,630,000	2,659,300
<b>44 - Rental Totals:</b>		<b>3,121,615</b>	<b>3,091,000</b>	<b>1,695,543</b>	<b>3,393,589</b>	<b>3,446,300</b>
<b>52 - Insurance</b>						
058-5500-521000	Building/Auto Liability	179,120	182,518	182,518	182,518	200,000
058-5500-524000	Unemployment Insurance	0	2,000	0	2,000	2,000
<b>52 - Insurance Totals:</b>		<b>179,120</b>	<b>184,518</b>	<b>182,518</b>	<b>184,518</b>	<b>202,000</b>
<b>54 - Advertising</b>						
058-5500-541000	Publication of Notices	4,079	5,000	1,065	5,000	5,000
<b>54 - Advertising Totals:</b>		<b>4,079</b>	<b>5,000</b>	<b>1,065</b>	<b>5,000</b>	<b>5,000</b>
<b>61 - General Supplies</b>						
058-5500-611000	Office Supplies	6,397	6,000	1,772	6,000	6,000
058-5500-612000	Postage	1,029	1,200	622	1,200	1,200
058-5500-613000	Operating Supplies	5,417	6,000	3,320	6,000	6,000
058-5500-613300	Chemicals	1,243,248	1,400,000	612,818	1,275,000	1,500,000
058-5500-613500	Laboratory Supplies	9,744	20,000	9,962	20,000	20,000
058-5500-614300	Safety Supplies	4,957	5,000	2,914	5,000	6,000
058-5500-616000	Uniforms	10,609	9,500	6,415	9,500	12,000
058-5500-618000	Minor Tools and Equipment	5,025	5,000	4,405	5,000	5,000
<b>61 - General Supplies Totals:</b>		<b>1,286,426</b>	<b>1,452,700</b>	<b>642,228</b>	<b>1,327,700</b>	<b>1,556,200</b>
<b>62 - Energy and Fuel</b>						
058-5500-621000	Gasoline	24,717	28,000	11,258	28,000	28,000
<b>62 - Energy and Fuel Totals:</b>		<b>24,717</b>	<b>28,000</b>	<b>11,258</b>	<b>28,000</b>	<b>28,000</b>
<b>65 - Miscellaneous</b>						
058-5500-655100	Employee Recognition	1,455	2,500	901	2,500	2,750
058-5500-655200	Recruitment	555	4,000	0	4,000	4,000
<b>65 - Miscellaneous Totals:</b>		<b>2,010</b>	<b>6,500</b>	<b>901</b>	<b>6,500</b>	<b>6,750</b>
<b>66 - Education</b>						
058-5500-661000	Seminar Tuition	6,389	6,000	2,476	6,000	7,500
058-5500-662000	Certification Fees	970	2,000	620	2,000	2,000
058-5500-665000	Travel and Lodging	3,141	6,000	2,430	6,000	6,000
058-5500-665500	Meals	1,211	1,200	606	1,200	1,500
058-5500-666000	Dues	0	3,600	214	3,600	3,600
058-5500-667000	Subscriptions	0	300	0	300	300
<b>66 - Education Totals:</b>		<b>11,711</b>	<b>19,100</b>	<b>6,346</b>	<b>19,100</b>	<b>20,900</b>
<b>67 - Public Relations</b>						
058-5500-671000	Public Relations	9,091	4,000	3,431	4,000	4,000
<b>67 - Public Relations Totals:</b>		<b>9,091</b>	<b>4,000</b>	<b>3,431</b>	<b>4,000</b>	<b>4,000</b>
<b>70 - Capital Outlay</b>						
058-5500-706500	Machine & Equipment - Small Equipment	5,518	10,000	2,149	10,000	10,000
058-5500-707100	Transportation-Vehicles	35,581	285,406	278,213	295,000	135,000
<b>70 - Capital Outlay Totals:</b>		<b>41,100</b>	<b>295,406</b>	<b>280,362</b>	<b>305,000</b>	<b>145,000</b>
<b>82 - Intragvrnmntl. Transfers</b>						
058-5500-826100	Transfers to Repair/Replacement Fund	1,300,000	600,000	300,000	600,000	600,000
		<b>1,300,000</b>	<b>600,000</b>	<b>300,000</b>	<b>600,000</b>	<b>600,000</b>
<b>058 - SCHERTZ-SEGUIN GOV'T CORP TOTALS:</b>		<b>11,081,475</b>	<b>11,806,030</b>	<b>5,786,104</b>	<b>11,793,119</b>	<b>12,402,633</b>

The SSLGC Construction Fund accounts for all the proceeds from the TWDB SWIRFT Revenue Bonds as well as the expenditures for the Guadalupe County Wellfield Project and the Parallel Pipeline Project.

## 2025-26 Budget-SSLGC Construction Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>059 - SCHERTZ/SEGUIN LGC-CONSTR</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
059-361004	Texas CLASS Interest Earnings	156,055	0	13,284	17,000	5,000
059-361020	Restricted Cash	420,352	0	175,065	300,000	10,000
<b>Interest Revenues Totals:</b>		<b>576,408</b>	<b>0</b>	<b>188,349</b>	<b>317,000</b>	<b>15,000</b>
<hr/>						
<b>059 - SCHERTZ/SEGUIN LGC-CONSTR TOTALS:</b>		<b>576,408</b>	<b>0</b>	<b>188,349</b>	<b>317,000</b>	<b>15,000</b>
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## 2025-26 Budget - SSLGC

### Construction Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>059 - SCHERTZ/SEGUIN LGC-CONSTR</b>						
<b>90 - Non Departmental</b>						
<b>70 - Capital Outlay</b>						
059-9000-703000	Improvements Other Than Building	450	0	724,582	1,912,546	5,970,000
<b>70 - Capital Outlay Totals:</b>		<b>450</b>	<b>0</b>	<b>724,582</b>	<b>1,912,546</b>	<b>5,970,000</b>
<b>98 - Use of Fund Balance</b>						
<b>96 - Use of Retained Earnings</b>						
059-9800-960000	Use of Retained Earnings	0	0	0	(1,595,546)	(5,955,000)
		<b>0</b>	<b>0</b>	<b>0</b>	<b>(1,595,546)</b>	<b>(5,955,000)</b>
<b>059 - SCHERTZ/SEGUIN LGC-CONSTR TOTALS:</b>		<b>450</b>	<b>0</b>	<b>724,582</b>	<b>317,000</b>	<b>15,000</b>

The SSLGC 2022 Bond Fund accounts for all the proceeds from the 2022 Revenue Bonds as well as the expenditures for the Cowey and Elm Creek project and the Senate Bill 3 Emergency Preparedness Plan project.

## 2025-26 Budget-SSLGC 2022 Bond Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>067 - SSLGC BOND FUND</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
067-361002	Investment Pools Interest Earnings	6,083	2,000	3,426	11,500	2,000
067-361004	Texas CLASS Interest Earnings	277,045	50,000	106,594	160,000	50,000
<b>Interest Revenues Totals:</b>		<b>283,127</b>	<b>52,000</b>	<b>110,020</b>	<b>171,500</b>	<b>52,000</b>
<b>067 - SSLGC BOND FUND TOTALS:</b>		<b>283,127</b>	<b>52,000</b>	<b>110,020</b>	<b>171,500</b>	<b>52,000</b>



## 2025-26 Budget - SSLGC 2022 Bond Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>067 - SSLGC BOND FUND</b>						
<b>90 - Non Departmental</b>						
<b>70 - Capital Outlay</b>						
067-9000-702500	Improvements to Buildings	0	2,312,568	0	0	0
067-9000-703000	Improvements Other Than Building	122,596	0	212,447	429,757	4,344,684
<b>70 - Capital Outlay Totals:</b>		<b>122,596</b>	<b>2,312,568</b>	<b>212,447</b>	<b>429,757</b>	<b>4,344,684</b>
<b>98 - Use of Fund Balance</b>						
<b>96 - Use of Retained Earnings</b>						
067-9800-960000	Use of Retained Earnings	0	(2,260,568)	0	(258,257)	(4,292,684)
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>(2,260,568)</b>	<b>0</b>	<b>(258,257)</b>	<b>(4,292,684)</b>
<b>067 - SSLGC BOND FUND TOTALS:</b>		<b>122,596</b>	<b>52,000</b>	<b>212,447</b>	<b>171,500</b>	<b>52,000</b>

The SSLGC 2023 Bond Fund accounts for all the proceeds from the 2023 Revenue Bonds as well as the expenditures for the Gonzales wells, the rehabilitation of pressure filter vessels, condition assessment of the original pipeline, Nockenut erosion mitigation, and continued funds towards the Cowey and Elm Creek pipeline project.

## 2025-26 Budget - SSLGC 2023 Bond Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>150 - SSLGC 2023 Revenue Improvement Bond</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
150-361002	Investment Pools Interest Earnings	105,496	30,000	113,734	200,000	100,000
<b>Interest Revenues Totals:</b>		<b>105,496</b>	<b>30,000</b>	<b>113,734</b>	<b>200,000</b>	<b>100,000</b>
<b>Intragovernmental Trnsfrs</b>						
150-391600	Transfers from I&S	5,062,754	0	0	0	0
<b>Intragovernmental Trnsfrs Totals:</b>		<b>5,062,754</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>150 - SSLGC 2023 Revenue Improvement Bond Totals:</b>		<b>5,168,250</b>	<b>30,000</b>	<b>113,734</b>	<b>200,000</b>	<b>100,000</b>

## 2025-26 Budget - SSLGC 2023 Bond Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>150 - SSLGC 2023 Revenue Improvement Bond</b>						
<b>90 - Non Departmental</b>						
<b>70 - Capital Outlay</b>						
150-9000-703000	Improvements Other Than Building	254,164	4,305,433	35,684	76,600	4,710,278
<b>70 - Capital Outlay Totals:</b>		<b>254,164</b>	<b>4,305,433</b>	<b>35,684</b>	<b>76,600</b>	<b>4,710,278</b>
<b>98 - Use of Fund Balance</b>						
<b>96 - Use of Retained Earnings</b>						
150-9800-960000	Use of Retained Earnings	0	(4,275,433)	0	0	(4,610,278)
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>(4,275,433)</b>	<b>0</b>	<b>0</b>	<b>(4,610,278)</b>
<b>150 - SSLGC 2023 Revenue Improvement Bond Totals:</b>		<b>254,164</b>	<b>30,000</b>	<b>35,684</b>	<b>76,600</b>	<b>100,000</b>

The SSLGC 2025 Bond Fund accounts for all the proceeds from the 2025 Revenue Bonds as well as the expenditures for the FM 1103 TxDOT project, SCADA integration, train #2 building foundation repairs, Gonzales wells, the rehabilitation of pressure filter, condition assessment of the original pipeline, and Guadalupe wellfield two new wells.

## 2025-26 Budget - SSLGC 2025 Bond Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024 Actual</u>	<u>FY2025 Budget</u>	<u>FY2025 03/31/25</u>	<u>FY2025 Estimates</u>	<u>FY2026 Budget</u>
<b>140 - SSLGC 2025 Revenue Improvement Bond</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
140-361002	Investment Pools Interest Earnings	0	0	0	40,000	40,000
<b>Interest Revenues Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>
<b>Intragovernmental Trnsfrs</b>						
140-391600	Transfers from I&S	0	0	14,495,650	14,495,650	0
<b>Intragovernmental Trnsfrs Totals:</b>		<b>0</b>	<b>0</b>	<b>14,495,650</b>	<b>14,495,650</b>	<b>0</b>
<b>Long-Term Debt Proceeds</b>						
140-393000	Bond Proceeds	0	14,050,000	0	0	0
<b>Long-Term Debt Proceeds Totals:</b>		<b>0</b>	<b>14,050,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>140 - SSLGC 2025 Revenue Improvement Bond Totals:</b>		<b>0</b>	<b>14,050,000</b>	<b>14,495,650</b>	<b>14,535,650</b>	<b>40,000</b>

## 2025-26 Budget - SSLGC 2025 Bond Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>140 - SSLGC 2025 Revenue Improvement Bond</b>						
<b>90 - Non Departmental</b>						
<b>70 - Capital Outlay</b>						
140-9000-703000	Improvements Other Than Building	0	14,050,000	0	567,016	13,555,541
<b>70 - Capital Outlay Totals:</b>		<b>0</b>	<b>14,050,000</b>	<b>0</b>	<b>567,016</b>	<b>13,555,541</b>
<b>98 - Use of Fund Balance</b>						
<b>96 - Use of Retained Earnings</b>						
140-9800-960000	Use of Retained Earnings	0	0	0	0	(13,515,541)
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(13,515,541)</b>
<b>140 - SSLGC 2025 Revenue Improvement Bond Totals:</b>		<b>0</b>	<b>14,050,000</b>	<b>0</b>	<b>567,016</b>	<b>40,000</b>

The SSLGC I&S Fund accounts for all water sale proceeds from the debt service rates charged along with the payment of principal and interest of corporation debt other than the SAWS Revenue Bonds.



## 2025-26 Budget - SSLGC I&S Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>060 - SCHERTZ/SEGUIN LGC-I&amp;S</b>						
<b>Revenue</b>						
<b>Utility</b>						
060-343007	Water Sales	7,763,423	8,136,170	5,154,347	8,136,170	9,247,253
<b>Utility Totals:</b>		<b>7,763,423</b>	<b>8,136,170</b>	<b>5,154,347</b>	<b>8,136,170</b>	<b>9,247,253</b>
<b>Interest Revenues</b>						
060-361002	Investment Pools Interest Earnings	1,567	200	5,286	9,500	1,000
060-361004	Texas CLASS Interest Earnings	64,702	10,000	30,624	80,000	40,000
060-361020	Restricted Cash	5,621	500	218	300	200
<b>Interest Revenues Totals:</b>		<b>71,891</b>	<b>10,700</b>	<b>36,128</b>	<b>89,800</b>	<b>41,200</b>
<b>060 - SCHERTZ/SEGUIN LGC-I&amp;S TOTALS:</b>		<b>7,835,314</b>	<b>8,146,870</b>	<b>5,190,476</b>	<b>8,225,970</b>	<b>9,288,453</b>

## 2025-26 Budget - SSLGC I&S Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>060 - SCHERTZ/SEGUIN LGC-I&amp;S</b>						
<b>90 - Non Departmental</b>						
<b>82 - Intragvrnmntl. Transfers</b>						
060-9000-821500	Transfers to Fund 150	5,062,754	0	0	0	0
060-9000-821900	Transfers to Fund 140	0	0	14,495,650	0	0
<b>82 - Intragvrnmntl. Transfers Totals:</b>		<b>5,062,754</b>	<b>0</b>	<b>14,495,650</b>	<b>0</b>	<b>0</b>
<b>92 - Debt Service</b>						
<b>90 - Principal Payments</b>						
060-9200-902100	2025 Revenue Improvement	0	0	0	0	100,000
060-9200-904100	2022A SSLGC Revenue Improvement Bonds	0	25,000	0	25,000	25,000
060-9200-904300	2023 Revenue Imp Bonds	0	0	0	0	20,000
060-9200-905100	2022 Revenue Refunding Bonds	0	1,925,000	0	1,925,000	2,090,000
060-9200-908800	2016 Revenue Bds-SWIRFT Funding	0	1,300,000	0	1,300,000	1,315,000
060-9200-909200	2018 Revenue Refunding	0	650,000	0	650,000	680,000
<b>90 - Principal Payments Totals:</b>		<b>0</b>	<b>3,900,000</b>	<b>0</b>	<b>3,900,000</b>	<b>4,230,000</b>
<b>91 - Interest Payments</b>						
060-9200-912100	2025 Revenue Improvement	0	0	-22,917	283,333	747,500
060-9200-914100	2022A SSLGC Revenue Improvement Bonds	211,925	210,675	105,650	210,675	209,425
060-9200-914300	2023 Revenue Imp Bonds	190,976	269,613	134,806	269,613	269,013
060-9200-915100	2022 Revenue Refunding Bonds	1,086,678	1,053,980	535,797	1,053,980	1,014,599
060-9200-915500	2001 Revenue Bonds	520,000	520,000	260,000	520,000	520,000
060-9200-918800	2016 Revenue Bds-SWIRFT Funding	942,166	926,361	463,180	926,361	909,201
060-9200-919200	2018 Revenue Refunding	708,475	676,850	346,550	676,850	643,600
060-9200-919400	2016 SWIRFT-Board Participation	455,475	579,696	289,848	579,696	703,916
<b>91 - Interest Payments Totals:</b>		<b>4,115,695</b>	<b>4,237,175</b>	<b>2,112,915</b>	<b>4,520,508</b>	<b>5,017,254</b>
<b>92 - Fiscal Agent Fees</b>						
060-9200-920000	Fiscal Agent Fees	5,816	6,500	3,010	6,500	6,500
<b>92 - Fiscal Agent Fees Totals:</b>		<b>5,816</b>	<b>6,500</b>	<b>3,010</b>	<b>6,500</b>	<b>6,500</b>
<b>98 - Use of Fund Balance</b>						
<b>96 - Use of Retained Earnings</b>						
060-9800-960000	Use of Retained Earnings	0	0	0	(201,038)	0
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>(201,038)</b>	<b>0</b>
<b>060 - SCHERTZ/SEGUIN LGC-I&amp;S TOTALS:</b>		<b>9,184,265</b>	<b>8,143,675</b>	<b>16,611,575</b>	<b>8,225,970</b>	<b>9,253,754</b>

**SSLGC  
2025/26 ANNUAL BUDGET**

**SSLGC REPAIR AND REPLACEMENT FUND - 061  
SCHERTZ/SEGUIN LOCAL GOVT. CORP.**

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The SSLGC Repair and Replacement Fund is utilized for the repair and replacement of SSLGC's water system infrastructure. Funds are transferred annually to this fund from O&M water rate revenues and retained earnings.

## 2025-26 Budget- Repair/Replacement Fund Revenues

Account Number	Account Name	FY2024	FY2025	FY2025	FY2025	FY2026
		Actual	Budget	03/31/25	Estimates	Budget
<b>061 - SSLGC-REPAIR/REPL FUND</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
061-361002	Investment Pools Interest Earnings	252,643	100,000	117,306	220,000	100,000
061-361004	Texas CLASS Interest Earnings	161,392	75,000	78,320	150,000	50,000
061-361020	Restricted Cash	518	200	36	80	50
<b>Interest Revenues Totals:</b>		<b>414,554</b>	<b>175,200</b>	<b>195,662</b>	<b>370,080</b>	<b>150,050</b>
<b>Miscellaneous Revenues</b>						
061-362030	Miscellaneous Revenues	0	0	164	164	0
<b>Miscellaneous Revenues Totals:</b>		<b>0</b>	<b>0</b>	<b>164</b>	<b>164</b>	<b>0</b>
<b>Intragovernmental Trnsfrs</b>						
061-391058	Transfers from SSLGC Operating Fund	1,300,000	600,000	300,000	600,000	600,000
<b>Intragovernmental Trnsfrs Totals:</b>		<b>1,300,000</b>	<b>600,000</b>	<b>300,000</b>	<b>600,000</b>	<b>600,000</b>
<b>061 - SSLGC-REPAIR/REPL FUND TOTALS:</b>		<b>1,714,554</b>	<b>775,200</b>	<b>495,826</b>	<b>970,244</b>	<b>750,050</b>

## 2025-26 Budget- Repair/Replacement Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>061 - SSLGC-REPAIR/REPL FUND</b>						
<b>90 - Non Departmental</b>						
<b>32 - Professional Services</b>						
061-9000-320500	Professional Services	220	0	0	0	0
<b>32 - Professional Services Totals:</b>		<b>220</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>43 - Repair and Maintenance</b>						
061-9000-434600	L&I Maint.-Dist. System	(1,556)	0	0	0	0
<b>43 - Repair and Maintenance Totals:</b>		<b>(1,556)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>70 - Capital Outlay</b>						
061-9000-702500	Improvements to Buildings	0	175,000	0	0	0
061-9000-703000	Improvements Other Than Building	539,078	6,864,048	446,974	1,540,770	6,549,558
<b>70 - Capital Outlay Totals:</b>		<b>539,078</b>	<b>7,039,048</b>	<b>446,974</b>	<b>1,540,770</b>	<b>6,549,558</b>
<b>96 - Use of Retained Earnings</b>						
061-9800-960000	Use of Retained Earnings	0	(6,063,848)	0	(570,526)	(5,799,508)
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>(6,063,848)</b>	<b>0</b>	<b>(570,526)</b>	<b>(5,799,508)</b>
<b>061 - SSLGC-REPAIR/REPL FUND TOTALS:</b>		<b>537,742</b>	<b>975,200</b>	<b>446,974</b>	<b>970,244</b>	<b>750,050</b>

The SSLGC Future Development Fund was a fund created prior to SSLGC collecting Impact Fees. The Future Development Fund is now utilized for items contributing to the development and improvement of the SSLGC water system that do not qualify for Repair and Replacement Fund use or Impact Fee Fund use.

## 2025-26 Budget - SSLGC Future Development Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>062 - SSLGC FUTURE DEVELOPMENT</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
062-361002	Investment Pools Interest Earnings	394	200	1,820	3,300	200
062-361004	Texas CLASS Interest Earnings	189,503	50,000	75,077	145,000	50,000
062-361020	Restricted Cash	321	10	4	0	0
062-361090	Interest - Lease	20,332	0	0	0	0
<b>Interest Revenues Totals:</b>		<b>210,550</b>	<b>50,210</b>	<b>76,901</b>	<b>148,300</b>	<b>50,200</b>
<b>Miscellaneous Revenues</b>						
062-362078	Solar Power Project	0	426,975	0	426,975	426,975
<b>Miscellaneous Revenues Totals:</b>		<b>0</b>	<b>426,975</b>	<b>0</b>	<b>426,975</b>	<b>426,975</b>
<b>Other Revenues</b>						
062-366079	Amort of Deferred Inflow - Lease	324,330	0	0	0	0
<b>Other Revenues Totals:</b>		<b>324,330</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>062 - SSLGC FUTURE DEVELOPMENT TOTALS:</b>		<b>534,880</b>	<b>477,185</b>	<b>76,901</b>	<b>575,275</b>	<b>477,175</b>

## 2025-26 Budget-SSLGC Future Development Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>062 - SSLGC FUTURE DEVELOPMENT</b>						
<b>90 - Non Departmental</b>						
<b>32 - Professional Services</b>						
062-9000-320500	Professional Services	105,795	45,000	27,510	35,060	22,500
<b>32 - Professional Services Totals:</b>		<b>105,795</b>	<b>45,000</b>	<b>27,510</b>	<b>35,060</b>	<b>22,500</b>
<b>70 - Capital Outlay</b>						
062-9000-702000	Buildings	0	255,000	0	0	0
062-9000-702500	Improvements to Buildings	2,395	0	16,800	19,818	252,786
062-9000-703000	Improvements Other Than Building	4,596	200,000	0	0	2,245,000
<b>70 - Capital Outlay Totals:</b>		<b>6,991</b>	<b>455,000</b>	<b>16,800</b>	<b>19,818</b>	<b>2,497,786</b>
<b>96 - Use of Retained Earnings</b>						
062-9800-960000	Use of Retained Earnings	0	(22,815)	0	0	(2,043,111)
<b>96 - Use of Retained Earnings Totals:</b>		<b>0</b>	<b>(22,815)</b>	<b>0</b>	<b>0</b>	<b>(2,043,111)</b>
<b>062 - SSLGC FUTURE DEVELOPMENT TOTALS:</b>		<b>112,786</b>	<b>477,185</b>	<b>44,310</b>	<b>54,878</b>	<b>477,175</b>



The SSLGC Impact Fee fund is utilized to help pay for the expansion and additional capacity required of water supply, treatment facilities, pump stations and storage tanks. Impact fees are collected through a one-time charge imposed on new development in the City of Schertz and the City of Seguin to help recover capital costs associated with SSLGC providing the infrastructure and other required improvements to provide service to that new development. Land use assumptions and capital improvements to be included in the impact fee calculations are updated and reviewed every five years with the last update being in 2018.

## 2025-26 Budget-SSLGC Impact Fee Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>065 - SSLGC IMPACT FUND</b>						
<b>Revenue</b>						
<b>Utility</b>						
065-343013	Water Impact Fee	1,039,238	450,000	650,637	1,140,000	450,000
<b>Utility Totals:</b>		<b>1,039,238</b>	<b>450,000</b>	<b>650,637</b>	<b>1,140,000</b>	<b>450,000</b>
<b>Interest Revenues</b>						
065-361002	Investment Pools Interest Earnings	144,499	100,000	28,544	55,000	25,000
065-361004	Texas CLASS Interest Earnings	216,930	75,000	149,330	290,000	100,000
065-361020	Restricted Cash	1,439	200	323	500	200
<b>Interest Revenues Totals:</b>		<b>362,868</b>	<b>175,200</b>	<b>178,196</b>	<b>345,500</b>	<b>125,200</b>
<b>065 - SSLGC IMPACT FUND TOTALS:</b>		<b>1,402,106</b>	<b>625,200</b>	<b>828,833</b>	<b>1,485,500</b>	<b>575,200</b>

## 2025-26 Budget-SSLGC Impact Fee Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>065 - SSLGC IMPACT FUND</b>						
<b>90 - Non Departmental</b>						
<b>32 - Professional Services</b>						
065-9000-320500	Professional Services	65,459	115,000	98,294	147,494	0
		<b>65,459</b>	<b>115,000</b>	<b>98,294</b>	<b>147,494</b>	<b>0</b>
<b>70 - Capital Outlay</b>						
065-9000-703000	Improvements Other Than Building	200	4,784,000	101,784	370,272	4,454,234
		<b>200</b>	<b>4,784,000</b>	<b>101,784</b>	<b>370,272</b>	<b>4,454,234</b>
<b>96 - Use of Retained Earnings</b>						
065-9800-960000	Use of Retained Earnings	0	(4,273,800)	0	0	(3,879,034)
		<b>0</b>	<b>(4,273,800)</b>	<b>0</b>	<b>0</b>	<b>(3,879,034)</b>
<b>065 - SSLGC IMPACT FUND TOTALS:</b>		<b>65,659</b>	<b>625,200</b>	<b>200,078</b>	<b>517,766</b>	<b>575,200</b>

The SSLGC Reserve Fund was established to maintain according to bond covenants. The covenants require a balance of the annual average debt service payment of the earlier bonds issued.

## 2025-26 Budget-SSLGC Reserve Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>066 - SSLGC RESERVE FUND</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
066-361002	Investment Pools Interest Earnings	36,782	20,000	22,772	55,000	30,000
066-361004	Texas CLASS Interest Earnings	49,141	35,000	13,272	22,000	10,000
066-361020	Restricted Cash	0	0	0	0	0
<b>Interest Revenues Totals:</b>		<b>85,924</b>	<b>55,000</b>	<b>36,044</b>	<b>77,000</b>	<b>40,000</b>
<b>066 - SSLGC RESERVE FUND TOTALS:</b>		<b>85,924</b>	<b>55,000</b>	<b>36,044</b>	<b>77,000</b>	<b>40,000</b>

The SSLGC Rate Stabilization Fund was created in 2017 by the SSLGC Board of Directors to be used in order to prepare for volatile periods which can greatly impact the rates of SSLGC water customers are charged and can be used to avoid passing along pricing peaks to these customers. These funds can only be used based upon staff recommendation and Board of Directors approval. The fund balance for the rate stabilization fund will be evaluated annually and any adjustments due to anticipated needs may be made by the Board of Directors.

## 2025-26 Budget-SSLGC Rate Stabilization Fund Reveues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/24</u>	<u>Estimates</u>	<u>Budget</u>
<b>057 - SSLGC Rate Stabilization Fund</b>						
<b>Revenue</b>						
<b>Interest Revenues</b>						
057-361004	Texas CLASS Interest Earnings	117,319	75,000	49,362	98,600	50,000
057-361020	Restricted Cash	409	200	100	125	50
<b>Interest Revenues Totals:</b>		<b>117,728</b>	<b>75,200</b>	<b>49,463</b>	<b>98,725</b>	<b>50,050</b>
<hr/>						
<b>057 - SSLGC Rate Stabilization Fund TOTALS:</b>		<b>117,728</b>	<b>75,200</b>	<b>49,463</b>	<b>98,725</b>	<b>50,050</b>
<hr/>						

The SAWS I&S Fund accounts for contributions from San Antonio Water Systems toward the payment of principal and interest of the SSLGC Contract Revenue Refunding Bonds, Series 2019.



## 2025-26 Budget-SAWS I&S Fund Revenues

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2025</u>	<u>FY2026</u>
		<u>Actual</u>	<u>Budget</u>	<u>03/31/25</u>	<u>Estimates</u>	<u>Budget</u>
<b>069 - SSLGC I&amp;S - SAWS</b>						
<b>Revenue</b>						
<b>Interlocal Agreement</b>						
069-331690	Interlocal Agreement / San Antonio	1,388,988	1,389,294	433,966	1,388,294	1,392,206
<b>Interlocal Agreement Totals:</b>		<b>1,388,988</b>	<b>1,389,294</b>	<b>433,966</b>	<b>1,388,294</b>	<b>1,392,206</b>
<b>Interest Revenues</b>						
069-361004	Texas CLASS Interest Earnings	3,423	2,000	15,107	19,000	2,000
069-361020	Restricted Cash	1,798	500	73	75	100
<b>Interest Revenues Totals:</b>		<b>5,221</b>	<b>2,500</b>	<b>15,180</b>	<b>19,075</b>	<b>2,100</b>
<b>069 - SSLGC I&amp;S - SAWS TOTALS:</b>		<b>1,394,209</b>	<b>1,391,794</b>	<b>449,145</b>	<b>1,407,369</b>	<b>1,394,306</b>

## 2025-26 Budget SAWS I&S Fund Expenditures

<u>Account Number</u>	<u>Account Name</u>	<u>FY2024 Actual</u>	<u>FY2025 Budget</u>	<u>FY2024 03/31/25</u>	<u>FY2025 Estimates</u>	<u>FY2026 Budget</u>
<b>069 - SSLGC I&amp;S - SAWS</b>						
<b>92 - Debt Service</b>						
<b>90 - Principal Payments</b>						
069-9200-909500	2019 SSLGC Refunding Bonds-SAWS	0	705,000	0	705,000	725,000
<b>90 - Principal Payments Totals:</b>		<b>0</b>	<b>705,000</b>	<b>0</b>	<b>705,000</b>	<b>725,000</b>
<b>91 - Interest Payments</b>						
069-9200-919500	2019 SSLGC Refunding Bonds-SAWS	590,438	683,294	353,375	683,294	667,206
<b>91 - Interest Payments Totals:</b>		<b>590,438</b>	<b>683,294</b>	<b>353,375</b>	<b>683,294</b>	<b>667,206</b>
<b>92 - Fiscal Agent Fees</b>						
069-9200-920000	Fiscal Agent Fees	0	1,000	0	1,000	1,000
<b>92 - Fiscal Agent Fees Totals:</b>		<b>0</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>
<b>069 - SSLGC I&amp;S - SAWS</b>		<b>590,438</b>	<b>1,389,294</b>	<b>353,375</b>	<b>1,389,294</b>	<b>1,393,206</b>

**FY2026-2030**

**Capital Improvement Projects/Equipment 5-Year Plan**

	<b>FY</b>	<b>Project</b>	<b>Projected Cost</b>	<b>Approved Funding</b>	<b>Fund Source</b>
	<b>2026</b>				
1		Cowey (42" Guadalupe WTP to Surge Tank) & Elm Creek (36" 467 Vault to Hal Baldwin Pump Station) Parallel Pipeline Projects (Construction)	\$ 32,000,000	\$ 32,000,000	Bonds/IF
2		Gonzales Well improvements project (1 wells)	\$ 2,700,000	\$ 2,700,000	Bonds
3		Pressure filter rehab project	\$ 1,000,000	\$ 1,000,000	Bonds/RR
4		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$ 2,000,000	\$ 2,000,000	Bonds
5		Gonzales WTP train #2 gravity filter media replacement project	\$ 1,000,000	\$ 1,000,000	RR
		<b>Recurring Capital line items</b>			
6		Pump and motor	\$ 400,000	\$ 400,000	RR
7		Valve and actuator	\$ 150,000	\$ 150,000	RR
8		Electrical	\$ 50,000	\$ 50,000	RR
9		Plant/Wellfield	\$ 100,000	\$ 100,000	RR
10		Water Transmission mains	\$ 150,000	\$ 150,000	RR
		<b>TOTAL</b>	<b>\$ 39,550,000</b>	<b>\$ 39,550,000</b>	

	<b>FY</b>	<b>Project</b>	<b>Projected Cost</b>	<b>Approved Funding</b>	<b>Fund Source</b>
	<b>2027</b>				
1		Gonzales Well improvements project (1 well)	\$ 2,700,000	\$ 2,700,000	Bonds
2		Pressure filter rehab project	\$ 1,000,000	\$ 1,000,000	Bonds
3		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$ 2,000,000	\$ 2,000,000	Bonds
4		Gonzales WTP train #2 gravity filter valve/actuator replacement	\$ 750,000	\$ 750,000	RR
5		Existing wellfield fencing/entrances and road improvements	\$ 150,000	\$ 150,000	RR
6		Upgrade Seguin POD infrastructure	\$ 2,500,000	\$ 2,500,000	Bonds
7		Pipeline Condition Assessment Phase 1- 42" Gonzales WTP to Surge Tank	\$ 1,100,000	\$ 1,100,000	Bonds
		<b>Recurring Capital line items</b>			
8		Pump and motor	\$ 400,000	\$ 400,000	RR
9		Valve and actuator	\$ 150,000	\$ 150,000	RR
10		Electrical	\$ 50,000	\$ 50,000	RR
11		Plant/Wellfield	\$ 100,000	\$ 100,000	RR
12		Water Transmission mains	\$ 150,000	\$ 150,000	RR
		<b>TOTAL</b>	<b>\$ 11,050,000</b>	<b>\$ 11,050,000</b>	

	<b>FY</b>	<b>Project</b>	<b>Projected Cost</b>	<b>Approved Funding</b>	<b>Fund Source</b>
	<b>2028</b>				
1		Gonzales Well improvements project (1 well)	\$ 3,000,000	\$ 3,000,000	Bonds
2		Hal Baldwin BPS Small HSP station rehab	\$ 3,000,000	\$ 3,000,000	Bonds
3		Gonzales WTP train #2 filter media replacement	\$ 2,000,000	\$ 2,000,000	Bonds
4		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$ 2,000,000	\$ 2,000,000	Bonds
5		Pipeline Condition Assessment Phase 2 - 42" and 36" Surge Tank to Hal Badwin Pump Station	\$ 1,000,000	\$ 1,000,000	Bonds
		<b>Recurring Capital line items</b>			
6		Pump and motor	\$ 400,000	\$ 400,000	RR
7		Valve and actuator	\$ 150,000	\$ 150,000	RR
8		Electrical	\$ 50,000	\$ 50,000	RR
9		Plant/Wellfield	\$ 100,000	\$ 100,000	RR
10		Water Transmission mains	\$ 150,000	\$ 150,000	RR
		<b>TOTAL</b>	<b>\$ 11,850,000</b>	<b>\$ 11,850,000</b>	

**FY2026-2030**

**Capital Improvement Projects/Equipment 5-Year Plan**

	<b>FY</b>	<b>Project</b>	<b>Projected Cost</b>	<b>Approved Funding</b>	<b>Fund Source</b>
	<b>2029</b>				
1		Gonzales Well improvements project (1 wells)	\$ 3,000,000	\$ 3,000,000	Bonds
2		Gonzales Water Treatment Plant Clearwell 1 Painting	\$ 750,000	\$ 750,000	RR
3		BPS Tank 2 Painting	\$ 750,000	\$ 750,000	RR
4		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$ 2,000,000	\$ 2,000,000	Bonds
5		Pipeline Condition Assessment Phase 3 - 30" FM 467 Vault to Seguin	\$ 500,000	\$ 500,000	Bonds
		<b>Recurring Capital line items</b>			
6		Pump and motor	\$ 400,000	\$ 400,000	RR
7		Valve and actuator	\$ 150,000	\$ 150,000	RR
8		Electrical	\$ 50,000	\$ 50,000	RR
9		Plant/Wellfield	\$ 100,000	\$ 100,000	RR
10		Water Transmission mains	\$ 150,000	\$ 150,000	RR
		<b>TOTAL</b>	<b>\$ 7,850,000</b>	<b>\$ 7,850,000</b>	

	<b>FY</b>	<b>Project</b>	<b>Projected Cost</b>	<b>Approved Funding</b>	<b>Fund Source</b>
	<b>2030</b>				
1		Additional Surge/Storage Tank	\$ 4,000,000	\$ 4,000,000	Bonds
2		Emergency Preparedness Plan Implementation - Emergency Generators/GVEC Electric Feeds	\$ 2,000,000	\$ 2,000,000	Bonds
3		Pipeline Condition Assessment Phase 4 - 36" Hal Baldwin Pump Station to Marion	\$ 1,000,000	\$ 1,000,000	Bonds
		<b>Recurring Capital line items</b>			
4		Pump and motor	\$ 400,000	\$ 400,000	RR
5		Valve and actuator	\$ 150,000	\$ 150,000	RR
6		Electrical	\$ 50,000	\$ 50,000	RR
7		Plant/Wellfield	\$ 100,000	\$ 100,000	RR
8		Water Transmission mains	\$ 150,000	\$ 150,000	RR
		<b>TOTAL</b>	<b>\$ 7,850,000</b>	<b>\$ 7,850,000</b>	
<b>FY2026-2030 Total</b>			<b>\$ 78,150,000</b>	<b>\$ 78,150,000</b>	

SSLGC = Schertz/Seguin Local Government Corporation

Bonds - New Utility Revenue Bond Issue

SWIFT Bonds - TWDB Existing Bond Funding

FY25 - Current Year Funding

IF - Water Impact Fund

RR- Repair & Replacement Fund

Exhibit B

“Resolution # SSLGC R25-20”

SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION  
STATE OF TEXAS  
COUNTY OF GUADALUPE

**A RESOLUTION ADOPTING THE SCHERTZ/SEGUIN LOCAL GOVERNMENT  
CORPORATION FISCAL YEAR 2025-2026 BUDGET AND MAKING  
APPROPRIATION IN ACCORDANCE WITH SAID BUDGET**

**WHEREAS**, in accordance with the Schertz/Seguin Local Government Corporation Bylaws, it is necessary to adopt a budget for the fiscal year 2025-2026; and

**WHEREAS**, a proposed annual budget for the period commencing October 1, 2025 and ending September 30, 2026 has been prepared by the Schertz/Seguin Local Government Corporation General Manager and the City of Seguin Director of Finance, and the Board of Directors has considered the proposed budget; and

**WHEREAS**, the budget for the fiscal year 2025-2026 for the Schertz/Seguin Local Government Corporation is attached.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION:**

The budget for the fiscal year commencing October 1, 2025 and ending September 30, 2026 is hereby approved and adopted.

Passed and approved this the 17th day of July, 2025.

  
\_\_\_\_\_  
Jack Hamlett, President

Attest:

  
\_\_\_\_\_  
Heath Anders, Secretary

OR

\_\_\_\_\_  
Drew Engelke, Assistant Secretary

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Public Works  
**Subject:** Resolution 25-R-098 - Approving the Schertz/Seguin Local Government Corporation (SSLGC) Fiscal Year 2025-26 Water Rates and other matters in connection therewith. (B.James/L.Busch)

---

**BACKGROUND**

In order for the City's corporate partner, the Schertz/Seguin Local Government Corporation (SSLGC) to provide water at the lowest rate possible, SSLGC utilizes the services of Willdan Financial Services as a rate consultant to evaluate and advance its model annually. This helps to keep rate increases minimal and to keep SSLGC revenue appropriate for current and future operations.

For Fiscal Year 2025-26, the SSLGC Board is recommending and has approved with SSLGC Resolution SSLGC R25-21 to increase water rates. The water rate will increase to \$1.720 per 1,000 gallons. This is an increase of \$.045 per 1,000 gallons. The SSLGC Board approved the proposed rates on July 17, 2025.

**GOAL**

To approve the SSLGC FY 2025-26 Water Rates.

**COMMUNITY BENEFIT**

The City of Schertz is a member of the Schertz/Seguin Local Government Corporation. In part, it is through the SSLGC that the City provides water to its residents and businesses. Approval of the water rates will ensure that the residents and businesses of Schertz will continue to receive this vital service.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends approval of Resolution 25-R-098 adopting the SSLGC FY 2025-26 water rates.

**FISCAL IMPACT**

The estimated cost of water from the City of Schertz for FY 2025-26 is \$3,362,782.

**RECOMMENDATION**

Approval of Resolution 25-R-098.

---

**Attachments**

Resolution 25-R-098 with attachments

## **RESOLUTION 25-R-098**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING THE SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION FISCAL YEAR 2025-2026 WATER RATES, AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Schertz Seguin Local Government Corporation (SSLGC) is a corporation for the provision of and transportation of water wholly owned by both the City of Schertz and the City of Seguin; and

**WHEREAS**, SSLGC by-laws require that the corporation establish an annual budget and said annual budget must be approved by the SSLGC Board of Directors and both the City of Schertz and the City of Seguin; and

**WHEREAS**, the City staff of the City of Schertz has recommended that the City approve the proposed SSLGC Fiscal Year 2025-26 Water Rates as adopted by the SSLGC Board of Directors in Resolution # SSLGC R25-21 (Exhibit A); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to approve the water rates to ensure that the citizens and businesses of Schertz continue to receive excellent and vital water service.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes the approval of the Schertz Seguin Local Government Corporation Fiscal Year 2025-26 Water Rates as proposed in Exhibit B.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject



matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

---

Ralph Gutierrez, Mayor

ATTEST:

---

Sheila Edmondson, City Secretary

Exhibit A

“Resolution # SSLGC R25-21”

SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION  
STATE OF TEXAS  
COUNTY OF GUADALUPE

**A RESOLUTION ADOPTING THE SCHERTZ/SEGUIN LOCAL GOVERNMENT  
CORPORATION FISCAL YEAR 2025-2026 WATER RATES**

**WHEREAS**, the Schertz/Seguin Local Government Corporation provides water to several entities; and

**WHEREAS**, expenses are incurred in providing the water; and

**WHEREAS**, it is necessary to set water rates to be assessed for the provision of the water in order to cover expenses; and


**WHEREAS**, the Schertz/Seguin Local Government Corporation has adopted a revenue requirement system using the AWWA cash basis of ratemaking and adopted a minimum debt coverage ratio requirement of 1.25 or greater; and

**WHEREAS**, the water rate schedule for the fiscal year 2025-2026 for the Schertz/Seguin Local Government Corporation is attached.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION:**

The water rates for fiscal year 2025-2026 to be effective October 1, 2025 are hereby approved and adopted.

Passed and approved this the 17th day of July, 2025.

  
\_\_\_\_\_  
Jack Hamlett, President

Attest:

  
\_\_\_\_\_  
Heath Anders, Secretary

OR

\_\_\_\_\_  
Drew Engelke, Assistant Secretary

Exhibit B

“SSLGC WATER RATES FOR FY 2025-26”

## SSLGC WATER RATES FOR FY2025-2026

Effective October 1, 2025

- 1. Water Rate for Schertz and Seguin**

Operations and Maintenance	\$0.990
Water Leases	<u>\$0.730</u>
Rate per 1,000 gallons	<b>\$1.720</b>
  
- 2. Water Rate for Selma (Selma Contract #1) and Universal City**

Operations and Maintenance	\$0.990
Water Leases	\$0.730
Transportation	<u>\$0.500</u>
Rate per 1,000 gallons	<b>\$2.220</b>
  
- 3. Water Rate for Springs Hill**

Operations & Maintenance	\$0.990
Water Leases	<u>\$0.730</u>
Rate per 1,000 gallons	<b>\$1.720</b>
  
- 4. Water Rate for Selma 2016 (Selma Contract #2)**

Operations & Maintenance	\$0.990
Water Leases	\$0.730
Cities Distribution	<u>\$0.250</u>
Rate per 1,000 gallons	<b>\$1.970</b>
  
- 5. Water Rate for SAWS – T1**

Operations & Maintenance	<u>\$0.990</u>
Rate per 1,000 gallons	<b>\$0.990</b>
  
- 6. Water Rate for SAWS – T2**

Operations and Maintenance	\$0.990
Water Leases	<u>\$0.730</u>
Rate per 1,000 gallons	<b>\$1.720</b>

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Public Works  
**Subject:** Resolution 25-R-099 - Approving the Amendment of the Cost Allocation Agreement between the Schertz/Seguin Local Government Corporation (SSLGC), the City of Seguin and the City of Schertz. (B.James/L.Busch)

---

**BACKGROUND**

SSLGC, City of Seguin, and City of Schertz are parties to a Tri-Lateral Agreement, entered into on August 30, 2016, for the purpose of jointly funding and allocating costs associated with the Guadalupe Water Treatment Plant and Wellfield. The substantial completion of the Guadalupe Water Treatment Plant was certified as April 8, 2025. It is necessary to establish the recognized date of production for the plant for the purpose of cost allocation in accordance with the Cost Allocation Agreement Relating to the Guadalupe Project, section 13. The SSLGC Board has approved a resolution (SSLGC R25-22) recognizing April 8, 2025, as the certified date of substantial completion and the official date of production start for the Guadalupe Water Treatment Plant for purposes of cost allocation under the Tri-Lateral Agreement between SSLGC, City of Seguin and City of Schertz.

**GOAL**

To approve the amendment of the Cost Allocation Agreement between the Schertz/Seguin Local Government Corporation, City of Seguin and City of Schertz.

**COMMUNITY BENEFIT**

SSLGC, City of Seguin and City of Schertz have an existing Tri-Lateral Agreement for the purpose of identifying the terms of funding and allocating costs associated with the Guadalupe Plant and Wellfield.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends approval of the Resolution approving the amendment of the Cost Allocation Agreement between SSLGC, City of Seguin and City of Schertz.

**FISCAL IMPACT**

No change in fiscal impact from previous agreement.

**RECOMMENDATION**

Staff recommends approval of Resolution 25-R-099.

---

**Attachments**

Resolution 25-R-099 with attachments

## **RESOLUTION 25-R-099**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS RECOGNIZING APRIL 8, 2025 AS THE DATE OF PRODUCTION START FOR THE GUADALUPE WATER TREATMENT PLANT FOR THE PURPOSE OF COST ALLOCATION UNDER THE TRI-LATERAL AGREEMENT BETWEEN SSLGC, THE CITY OF SCHERTZ, AND THE CITY OF SEGUIN, AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City of Schertz, the City of Seguin, and the Schertz/Seguin Local Government Corporation (“SSLGC”) are parties to a Tri-Lateral Cost Allocation Agreement for the purpose of jointly funding and allocating costs associated with the Guadalupe Water Treatment Plant and Wellfield executed on August 30, 2016; and

**WHEREAS**, the City staff of the City of Schertz has recommended that the City approve the agreement to recognize the date of April 8, 2025 as the production start date of the Guadalupe Water Treatment Plant and Wellfield as adopted by the SSLGC Board of Directors in Resolution # SSLGC R25-22 (Exhibit A); and

**WHEREAS**, it is necessary to establish the recognized date of production for the plant for the purpose of cost allocation in accordance with the Tri-Lateral Agreement.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes to execute and deliver the Agreement amending the Tri-Lateral Cost Allocation Agreement for the purposes of recognizing April 8, 2025 as the date of production start of the Guadalupe Treatment Plant.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

---

Ralph Gutierrez, Mayor

ATTEST:

---

Sheila Edmondson, City Secretary



Exhibit A

“Resolution # SSLGC R25-22”

**SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION  
STATE OF TEXAS  
COUNTY OF GUADALUPE**

**A RESOLUTION RECOGNIZING APRIL 8, 2025 AS THE DATE OF PRODUCTION START FOR THE GUADALUPE WATER TREATMENT PLANT FOR THE PURPOSE OF COST ALLOCATION UNDER THE TRI-LATERAL AGREEMENT BETWEEN SSLGC, THE CITY OF SEGUIN, AND THE CITY OF SCHERTZ**

**WHEREAS**, the Schertz/Seguin Local Government Corporation ("SSLGC"), the City of Seguin, and the City of Schertz are parties to a Tri-Lateral Cost Allocation Agreement for the purpose of jointly funding and allocating costs associated with the Guadalupe Water Treatment Plant and Wellfield; and

**WHEREAS**, the date of substantial completion of the Guadalupe Water Treatment Plant was certified as April 8, 2025; and

**WHEREAS**, it is necessary to establish the recognized date of production for the plant for the purpose of cost allocation in accordance with the Tri-Lateral Agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SCHERTZ/SEGUIN LOCAL GOVERNMENT CORPORATION:**

That the Schertz/Seguin Local Government Corporation hereby recognizes APRIL 8, 2025, the certified date of substantial completion, as the official date of production start for the Guadalupe Water Treatment Plant for purposes of cost allocation under the Tri-Lateral Agreement between SSLGC, the City of Seguin, and the City of Schertz.

Passed and approved this the 17th day of July, 2025.

  
\_\_\_\_\_  
Jack Hamlett, President

Attest:

  
\_\_\_\_\_  
Heath Anders, Secretary

OR

\_\_\_\_\_  
Drew Engelke, Assistant Secretary

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Police Department  
**Subject:** Resolution 25-R-094 - Authorizing an amendment to the Interlocal Agreement with the City of Cibolo for Dispatch Services. (S.Williams/J.Lowery/D.Roman)

---

**BACKGROUND**

This resolution seeks to authorize the Fifth Amendment to the existing Interlocal Agreement (ILA) with the City of Cibolo for dispatch services. The original ILA was executed in 2010 (Resolution 10-R-49) and has been amended in 2015 (15-R-54), 2016 (16-R-24), 2019 (19-R-90), and again in 2024 (24-R-106). This amendment will authorize the City Manager to implement the fee adjustments specified in the Interlocal Agreement for Dispatch Services, specifically in Article 1, Section F, for each subsequent renewal term. The fee collection is based on the average weighted salaries of current employees and the percentage of service calls dispatched during the previous calendar year. Any future modifications to the Interlocal Agreement, except those related to fee calculations or adjustments, will still require City Council approval.

**GOAL**

The goal of this resolution is to amend the existing ILA with the City of Cibolo for dispatch services based upon the weighted salaries of dispatch personnel and call-for-service distribution, and authorize the City Manager to implement the fee changes for dispatch services at each subsequent renewal term outlined in the Interlocal Agreement for Dispatch Services, Article 1. F. Payment for Dispatch Services.

**COMMUNITY BENEFIT**

The community benefits from the collection of fees related to the dispatch service costs for the City of Cibolo.

**SUMMARY OF RECOMMENDED ACTION**

Approve Resolution 25-R-094.

**FISCAL IMPACT**

Dispatch service fees are determined based on staffing requirements necessary to ensure that multiple incidents can be handled simultaneously, with one dedicated dispatcher assigned to each incident. Fees are calculated by multiplying the weighted salary and benefits for staffing by the call for service volume ratio between Schertz PD/FD/EMS and Cibolo PD/FD, as determined for the previous calendar year. Estimated value of the agreement for FY2025-26 is \$493,000.00.

**RECOMMENDATION**

Approve Resolution 25-R-094.

---

### **Attachments**

25-R-094 with attachments

## **RESOLUTION 25-R-094**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN AMENDMENT OF AN INTERLOCAL AGREEMENT FOR DISPATCH SERVICES WITH THE CITY OF CIBOLO, TEXAS**

**WHEREAS**, by Resolution Number 10- R-49, the City Council (the "City Council") of the City of Schertz (the "City") approved an Interlocal Agreement with the City of Cibolo, Texas ("Cibolo"), for public safety and law enforcement dispatch services; and

**WHEREAS**, the City of Schertz and the City of Cibolo previously executed the Fourth Amendment to the Interlocal Agreement for dispatch services on September 3, 2024; and

**WHEREAS**, the City of Schertz and City of Cibolo desire to adjust the billing fees each renewal term as outlined in the Fifth Amendment to the Interlocal Agreement for dispatch services; and

**WHEREAS**, the City Council authorizes the City Manager to implement the fee changes for dispatch services at each subsequent renewal term, as outlined in the Fifth Amendment to the Interlocal Agreement for dispatch services.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes the City Manager to execute the Fifth Amendment to the Interlocal Agreement for dispatch services as attached hereto as Exhibit A.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and

subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

## **Exhibit A**

Fifth Amendment to the Interlocal Agreement for Dispatch Services

FIFTH AMENDMENT TO INTER-LOCAL AGREEMENT  
FOR DISPATCH SERVICES

1. Article 1 F of the Fourth Amendment is deleted in its entirety and replaced with the following:

**ARTICLE 1 – PUBLIC SAFETY DISPATCH SERVICES**

**F. Payment for Dispatch Services:** In consideration of the City of Schertz providing the dispatch services enumerated above, the City of Cibolo shall pay the City of Schertz a sum payable in four (4) equal quarterly installments on the first day of each fiscal quarter beginning October 1, as outlined in the Dispatch Fee Worksheet, attached hereto as Exhibit A.

Dispatch Service Fees are determined by staffing requirements to maintain staffing level capable of working multiple critical incidents at a time with dedicated dispatcher(s) per incident. Fees will be inclusive of the total weighted salaries and benefits as of January 1 of the Fiscal Year and a factor based on a factor based on CFS volume ratio between Schertz PD/FD/EMS and Cibolo PD/FD as calculated per the prior calendar year.

If a vacancy occurs for more than 60 continuous days of any quarter, the quarterly installment will be adjusted for that specific billing period for the respective dispatch position weighted as outlined in the Dispatch Fee Worksheet. The credit will be adjusted to the subsequent quarterly payment.

The parties agree to meet directly and or through the Advisory Board by May 31st of each calendar year, or such other date as is mutually agreeable, to evaluate the sufficiency of payments for future Dispatch Services and to discuss in good faith any proposed changes whether increases or decreases in user fees based on operational cost analysis to include evaluation of costs distribution, changes in workloads, equipment replacement, economies of scale and labor costs as well as any costs for connectivity to other agencies to provide services under this agreement. Any costs for additional services will be provided in writing using the Dispatch Fee Worksheet and will be included on the quarterly invoices and payments made as outlined above.

In any event, if workload volume directly related to Cibolo increased to a point that additional staffing or any other changes in compensation becomes necessary, Schertz may within its sole discretion, but after consultation with Cibolo, increase quarterly fees, and if announced by July 31st for the following calendar year. Notwithstanding, the parties further agree that the foregoing quarterly payments shall increase, as necessary, to cover any additional expenses, including wage increases, health insurance increases, and other personnel- related costs, associated with Schertz's cost of employing the additional dispatch personnel necessary to provide Dispatch Services to Cibolo. Schertz shall notify Cibolo, in writing: of any such additional expenses at least ninety (90) days prior to the effective date of any increase in payment to Schertz for dispatch services.

The City Manager is authorized to implement any fee adjustment specified in the Dispatch Fee Worksheet for each subsequent Fiscal Year. Any other changes to the Interlocal Agreement, except for those concerning fee calculations or adjustments, will continue to require approval by the City Council.



2. Except as specifically modified by this Amendment, all other terms, conditions, and provisions of the Second Amendment to the Interlocal Contract shall remain in full force and effect. Where a portion of the Agreement is not supplemented, modified, amended, and/or deleted by this Amendment, such unaltered portions of the Agreement shall remain in effect.

**City of Cibolo**

---

Signature

---

Printed Name

---

Title

---

Date

**City of Schertz**

---

Signature

---

Printed Name

---

Title

---

Date

## **Exhibit A**

### Dispatch Fee Worksheet

## Dispatch Fee Worksheet

Fiscal Year \_\_\_\_\_

### Personnel

# of Communications Officers \_\_\_\_\_ Individual Weighted Salary \$ \_\_\_\_\_

# of Communication Supervisors \_\_\_\_\_ Individual Weighted Salary \$ \_\_\_\_\_

# of Communication Manager \_\_\_\_\_ Individual Weighted Salary \$ \_\_\_\_\_

TOTAL Weighted Salary & Benefits \$ \_\_\_\_\_

### Call For Service Volume Ratio Factor

Cibolo's portion of the billing is calculated at a \_\_\_\_\_ factor based on CFS volume ratio between Schertz PD/FD/EMS and Cibolo PD/FD as calculated for the calendar year \_\_\_\_\_.

### Vacancies

If a vacancy occurs for more than 60 continuous days of any quarter, the quarterly installment will be adjusted for that specific billing period for the respective dispatch position weighted as outlined above. This credit will be adjusted to the subsequent quarterly payment.

*This Worksheet will be executed each fiscal year in accordance with the approved Interlocal Agreement for Dispatch Services between the City of Cibolo and City of Schertz, and any subsequent amendments.*

### City of Cibolo

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

### City of Schertz

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Public Works  
**Subject:** Resolution 25-R-086 - Authorizing increasing the not-to-exceed expenditures with Advanced Water Well Technologies. (B.James/L.Busch/N.Ferris)

---

**BACKGROUND**

In April 2025, City Council approved resolution 25-R-046 for the rehabilitation of Nacogdoches Well Pump 1. In that resolution, Staff requested a not-to-exceed amount of \$68,000 to cover unforeseen issues that may arise during the tear down and inspection process. Staff based the cost assumptions on the observable pump and well condition, current performance and the similar work performed recently on pump 2. Unfortunately, during the tear down and inspection process it was discovered that well pump 1 requires significant additional replacement of components, including all column piping, line shafts, bearings, bearing retainers and pump bowls.

The new contract (separate labor and materials as in the previous contract) received from Advanced Water Wells includes the increased cost for materials. No additional labor cost is anticipated by the contractor for the installation of these materials. The new estimated cost is just over \$117,000.00 and staff is requesting contingency of almost \$13,000.00 for any additional issues that might arise. Staff is requesting a new not-to-exceed amount of \$130,000.00, an increase of \$62,000.00 to cover the new contract and any additional incidentals during installation.

**GOAL**

To authorize the City Manager to execute a contract with Advanced Water Well Technologies for \$117,070.75 and a not-to-exceed amount of \$130,000.00 for this rehabilitation project.

**COMMUNITY BENEFIT**

Performing maintenance and rehabilitation on critical water infrastructure will guarantee the City will continue to receive the highest quality water.

**SUMMARY OF RECOMMENDED ACTION**

Approval of this resolution will allow the execution of the contract for this rehabilitation project at the Nacogdoches Water Facility.

**FISCAL IMPACT**

Funding of up to \$130,000.00 for the project will come from the current fiscal year Water Maintenance Funds identified for this project.

**RECOMMENDATION**

Approval of Resolution 25-R-086.

Resolution 25-R-086 with attachments

## **RESOLUTION NO. 25-R-086**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN INCREASE TO THE NOT-TO-EXCEED AMOUNT OF THE CONTRACT WITH ADVANCED WATER WELL TECHNOLOGIES FOR REHABILITATION OF THE NACOGDOCHES WATER FACILITY WATER WELL AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City Staff has determined it is necessary to pull, inspect and repair as needed pump one at the Nacogdoches Water Facility; and

**WHEREAS**, the City Staff has previously determined that Advanced Water Well Technologies are qualified to provide these services to the City; and

**WHEREAS**, City staff has received an acceptable proposal from Advanced Water Well Technologies, a BuyBoard vendor, contract 672-22; and

**WHEREAS**, City staff has recommended that the City accept the amended proposal with Advanced Water Well Technologies for Nacogdoches Water Facility pump one maintenance and repairs, "Exhibit A".

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes the City Manager to execute a contract amendment with Advanced Water Well Technologies at the Nacogdoches Water Facility for \$117,070.75 and an amount not-to-exceed of \$130,000.00 for inspection, maintenance and repairs as needed on pump one.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject

matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

---

Ralph Gutierrez, Mayor

ATTEST:

---

Sheila Edmondson, City Secretary

“Exhibit A”

Nacogdoches Water Facility Pump One Inspection, Maintenance and Repairs Proposal





# ADVANCED WATER WELL TECHNOLOGIES

14394 E INTERSTATE HWY 10  
CONVERSE, TX 78109  
OFFICE: (830) 865-2362

## QUOTATION

PROJECT NAME / NUMBER: NACO WELL 1 REPLACEMENT PARTS  
QUOTATION NUMBER: 20250717-DA1  
DATE: 7/17/25  
CUSTOMER P.O. NUMBER: .  
CUSTOMER NAME: CITY OF SCHERTZ  
ADDRESS (LINE 1): .  
ADDRESS (LINE 2): .  
PHONE NUMBER: .  
EMAIL ADDRESS: .

PRIMARY SCOPE OF WORK: <b>REPLACEMENT PARTS SOLD PER EACH NEEDED BUYBOARD 672-22</b>		SALES REP: <i>Daniel Adams</i>		
No.	DESCRIPTION	Unit	Price	Line Total
1	10" X 9-11 1/4" .365 T AND C WL PUMP COLUMN PIPE	34	\$ 1,024.00	\$ 34,816.00
2	10" X 4- 11 1/4" .365 T AND C WL PUMP COLUMN PIPE	1	\$ 716.00	\$ 716.00
3	10" X 5' WL COLUMN PIPE NO COUPLING REQUIRED	1	\$ 716.00	\$ 716.00
4	10" X 10' TAIL PIPE	1	\$ 944.00	\$ 944.00
5	10" STAINLESS STEEL CONE STRAINER BASKET	1	\$ 704.00	\$ 704.00
6	1-11/16" X 10' 10 TPI CARBONS STEEL LINE SHAFT EQUIP WITH 1-15/16 STAINLESS STEEL SLEEVE SECURED TO SHAFT 12" ON CENTER	34	\$ 392.00	\$ 13,328.00
7	1-11/16" X 5' 10 TPI CARBONS STEEL LINE SHAFT EQUIP WITH 1-15/16 STAINLESS STEEL SLEEVE SECURED TO SHAFT 12" ON CENTER	1	\$ 296.00	\$ 296.00
8	1-11/16" 10 TPI 416 STAINLESS STEEL STEEL TOP SPECIAL LINE SHAFT	1	\$ 748.00	\$ 748.00
9	1-11/16" 10 THREAD CARBON STEEL SHAFT COUPLING	37	\$ 72.00	\$ 2,664.00
10	10" STAINLESS STEEL BEARING RETAINERS	35	\$ 232.00	\$ 8,120.00
11	RUBBER INSERTS FOR EXISTING BEARING RETAINERS	35	\$ 19.25	\$ 673.75
12	REPLACEMENT PUMP BOWL ASSEMBLY 12 X 180 6 STAGE, TO INCLUDE FREIGHT CHARGES	1	\$ 19,115.00	\$ 19,115.00
13	MISC SHOP SUPPLIES REQUIRED FOR INSTALLATION SUCH AS GASKETS, GASKET MATERIALS, NSF EPOXY COATINGS , ELECTRICAL SUPPLIES , ELECTRICAL TAPES, PIPE LUBRICATE, SILICONE, PACKING, STAINLESS BANDING MATERIALS, MOTOR OIL, MISC NUTS AND BOLTS	1	\$ 985.00	\$ 985.00
14	2 - 5 GALLON PAILS NSF WELL CHLOR TO DISINFECT WELL AND PUMPING EQUIPMENT	1	\$ 1,233.00	\$ 1,233.00
15	QTY 355' - 1/4" STAINLESS STEEL AIRLINE EQUIP WITH GAUGE BRACKET AND FITTINGS	1	\$ 1,467.00	\$ 1,467.00
15				

Taxable (Yes/No) : TBD Tax Rate: TBD % *Applicable sales tax will be charged when invoiced.*

**Subtotal:** \$ **86,525.75**  
**Sales Tax:** \$ -  
**Total:** \$ **86,525.75**

ALTERNATES:			
Alt. 1		\$ -	\$ -
Alt. 2		\$ -	\$ -

Regulated by:

Texas Department of Licensing and Regulation

PO Box 12157 Austin, TX 78157

1-800-803-9202

Subtotal with Alternate: \$  
Sales Tax with Alternate: \$ -  
Total with Alternate: \$ -

### SHIPMENT:

#### SHIPPING DETAILS:

Proposed Start Date:

All prices above are subject to Federal, State and Local Sales Taxes.

This quotation will automatically expire if Purchaser does not deliver

a written acceptance to this contract by: 30 DAYS

#### Advanced Water Well Technologies

14394 E INTERSTATE HIGHWAY 10

CONVERSE, TX 78109

(Contractor)

**ACCEPTANCE OF THIS CONTRACT:** The above prices, specifications, and conditions are satisfactory to the purchaser and are hereby accepted with signature below, Fax, Email, or verbal conformation. Purchaser authorizes Advanced Water Well Technologies ("AWWT") and its subcontractors to do the work as specified. All work is to be completed as specified and according to standard industry practices. Any additional work or materials required due to unknown well conditions will result in an extra charge over and above the estimate. Our workers are fully covered by Workman's Compensation Insurance. We warrant our craftsmanship against craftsmanship defects for one year; defects to be determined on a case by case basis by AWWT. There is a manufacturers warranty on equipment for one year. The manufacturer determines if the equipment will be warranted or not on a case by case basis. Payment is due upon receipt of invoice and balances past due after 30 days are subject to 15% interest per annum.

PURCHASER: \_\_\_\_\_

ADDRESS (LINE 1): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

ADDRESS (LINE 2): \_\_\_\_\_

DATE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_



14394 E INTERSTATE HWY 10  
CONVERSE, TX 78109  
OFFICE: (830) 865-2362

# QUOTATION

PROJECT NAME / NUMBER: NACO WELL 1 PULL, INSPECT, INSTALL  
QUOTATION NUMBER: 20250717-DA2  
DATE: 7/17/25  
CUSTOMER P.O. NUMBER: .  
CUSTOMER NAME: CITY OF SCHERTZ  
ADDRESS (LINE 1): .  
ADDRESS (LINE 2): .  
PHONE NUMBER: .  
EMAIL ADDRESS: .

PRIMARY SCOPE OF WORK: NACO WELL 1: PULL PUMP, INSPECT, CAMERA, AND REINSTALL BUYBOARD 672-22		SALES REP: Daniel Adams		
No.	DESCRIPTION	Unit	Price	Line Total
1	MOBILIZE SERVICE RIG AND CREW TO SITE , PULL WELL PUMP OUT OF WELL LOCATED IN BUILDING , SECURE WELL, DEMOBILIZE WHEN COMPLETE	35	\$ 325.00	\$ 11,375.00
2	CRANE SERVICE AND CREW LABOR TO LOAD OUT PUMPING EQUIPMENT AND HAUL TO OUR FACILITY FOR INSPECTION	4	\$ 325.00	\$ 1,300.00
3	SHOP LABOR TO DISASSEMBLE AND INSPECT PUMP BOWL ASSEMBLY AND INSPECTION OF ALL ASSOCIATED PUMPING EQUIPMENT	6	\$ 135.00	\$ 810.00
4	CONDUCT CAMERA SURVEY WELL INSPECTION	1	\$ 1,500.00	\$ 1,500.00
5	SHOP LABOR REQUIRED TO PREPARE EQUIPMENT FOR INSTALLATION	3	\$ 135.00	\$ 405.00
6	SHOP LABOR TO CLEAN AND REFURBISH EXISTING DISCHARGE HEAD WITH NEW GASKETS UNDERSTUFFING BOX, CLEAN EXTERIOR SURFACES AND EPOXY PAINT	8	\$ 135.00	\$ 1,080.00
7	MOTOR ANALYZER AND BENCH TEST OF ELECTRIC MOTOR , CHANGE MOTOR OIL AND GREASE LOWER BEARING	1	\$ 675.00	\$ 675.00
8	CRANE SERVICE AND CREW LABOR TO LOAD OUT PUMPING EQUIPMENT AND HAUL TO JOB SITE FOR INSTALLATION	4	\$ 325.00	\$ 1,300.00
9	MOBILIZE SERVICE RIG AND CREW TO SITE , INSTALL PUMPING EQUIPMENT IN WELL LOCATED IN BUILDING , ALIGN DISCHARGE HEAD, ELECTRIC MOTOR INSTALLATION, DEMOBILIZE WHEN COMPLETE	34	\$ 325.00	\$ 11,050.00
10	CREW LABOR TO COMPLETE START UP AND TESTING SERVICES	3.5	\$ 300.00	\$ 1,050.00
11				\$ -
12		1		\$ -
13	CITY OF SCHERTZ TO BE INVOICED ACTUAL HOURS OF SERVICE TO INSTALL PUMP BASED ON THE HOURLY RATE AS OUTLINED	1		\$ -
14	IF MOTOR WERE TO FAIL THE MOTOR ANALYZER TEST OR IF THERE IS AND OBVIOUS REASON TO FURTHER INSPECT THE MOTOR A QUOTE WILL THEN BE PROVIDED TO THE CITY OF SCHERTZ TO PROVIDE ANY REPAIRS DETERMINED NECESSARY ONCE THE MOTOR IS FULLY DISASSEMBLED AND INSPECTED	1		\$ -
15		1		\$ -

Taxable (Yes/No) : TBD Tax Rate: TBD % Applicable sales tax will be charged when invoiced.

Subtotal: \$ 30,545.00  
Sales Tax: \$ -  
Total: \$ 30,545.00

## ALTERNATES:

Alt. 1		\$ -	\$ -
Alt. 2		\$ -	\$ -

Regulated by:

Texas Department of Licensing and Regulation

PO Box 12157 Austin, TX 78157 1-800-803-9202

Subtotal with Alternate: \$ 30,545.00  
Sales Tax with Alternate: \$ -  
Total with Alternate: \$ 30,545.00

## SHIPMENT:

### SHIPPING DETAILS:

Proposed Start Date:

All prices above are subject to Federal, State and Local Sales Taxes.

This quotation will automatically expire if Purchaser does not deliver

a written acceptance to this contract by: 30 DAYS

**Advanced Water Well Technologies**  
14394 E INTERSTATE HIGHWAY 10  
CONVERSE, TX 78109  
(Contractor)

**ACCEPTANCE OF THIS CONTRACT:** The above prices, specifications, and conditions are satisfactory to the purchaser and are hereby accepted with signature below, Fax, Email, or verbal conformation. Purchaser authorizes Advanced Water Well Technologies ("AWWT") and its subcontractors to do the work as specified. All work is to be completed as specified and according to standard industry practices. Any additional work or materials required due to unknown well conditions will result in an extra charge over and above the estimate. Our workers are fully covered by Workman's Compensation Insurance. We warrant our craftsmanship against craftsmanship defects for one year; defects to be determined on a case by case basis by AWWT. There is a manufacturers warranty on equipment for one year. The manufacturer determines if the equipment will be warranted or not on a case by case basis. Payment is due upon receipt of invoice and balances past due after 30 days are subject to 15% interest per annum.

PURCHASER: \_\_\_\_\_

ADDRESS (LINE 1): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

ADDRESS (LINE 2): \_\_\_\_\_

DATE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Finance  
**Subject:** Resolution 25-R-102 - Resolution accepting the state defined tax rates and setting the preliminary 2025 tax rate. (S.Gonzalez/J.Walters)

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**BACKGROUND**

Subsequent to the writing of this memo, staff will present an overview and options of the budget to Council at the August 1st Budget Retreat. At this August 5th City Council meeting, staff will present refined budgetary options based on the discussion from the retreat and request Council set the maximum tax rate. At the August 19th City Council meeting, action for a final adoption of the actual tax rate will occur, which can be no higher than the maximum tax rate set on August 5th.

On July 25, 2025 the City received the certified property tax rolls from the Guadalupe, Comal, and Bexar appraisal districts. The Guadalupe Tax Assessor-Collector used this information, and information provided by the City of Schertz, to calculate the No-new-revenue and Voter-approval tax rates for the 2025 Tax Year.

The No-new-revenue rate is a calculated rate that would provide the city with same amount of revenue it received the year before on properties taxed in both years. The Voter Approval Rate is a calculated maximum rate allowed by law without voter approval. If Council adopts a rate higher than the Voter Approval Rate, the tax rate will automatically be on the November 2025 ballot.

The 2025 No-new-revenue Rate is \$0.5064 per \$100 of valuation and the 2025 Voter-Approval Rate is \$0.5350 per \$100 of valuation. Staff is recommending setting a preliminary maximum property tax rate of \$0.5350 per \$100.

In accordance with Chapter 26.05(d) of the State's Property Tax Code, a governing body must hold a public hearing on the tax rate if the proposed tax rate exceeds the lower of the No-new-revenue or Unused Increment Tax Rate. In this case, the hearing is required as the proposed rate does exceed the No-new-revenue rate. Staff recommends holding the public hearing on August 19<sup>th</sup> and encourages citizen participation and input in the adoption process.

A one-quarter page "Notice of Public Hearing on Tax Increase" must be published in the local newspaper and online in compliance with the Tax Code 26.06. The notice will contain information based upon a preliminary tax rate to be determined by the City Council and the dates of the public hearings.

During the final tax rate adoption process, Council can approve a lower rate at that time; however they will not be able to approve a higher rate without republishing the notices and holding additional public hearings.

The Public Hearing date is proposed for August 19th with final adoption at this meeting.

## **GOAL**

To set a preliminary tax rate and start the budget adoption process.

## **COMMUNITY BENEFIT**

Setting a maximum tax rate will provide for discussion on funding programs and projects that would best service residents. The maximum allowed rate is listed in this resolution to allow for discussion in the full range of tax possibilities but does not have to be adopted on August 19th, if selected tonight.

## **SUMMARY OF RECOMMENDED ACTION**

Per the Texas Tax Code Chapter 26, City Council will need to accept the calculated tax rates and set a preliminary maximum tax rates to use in the public notices, which Council will do by resolution. This resolution is set to the highest possible rate that does not require an election for discussion purposes only. Council can change the rate in the resolution by motion to a lower rate. This rate should be set at the highest Council would be willing to consider in the tax rate and budget adoption process. The final adopted rate can be lower than the rate set tonight but it cannot be higher without reposting a notice and setting a new public hearing date.

## **FISCAL IMPACT**

The proposed maximum rate maintains quality service to residents and businesses and provides growth in service offerings based on the classification and compensation study, staffing study and City priorities. The current property tax rate is \$0.4900 per \$100 valuation. The proposed maximum tax rate is \$0.5350 per \$100 valuation.

The M&O portion of the property tax rate will increase to \$0.3669 from \$0.3326 per \$100 valuation.

The I&S portion will increase to \$0.1681 from \$0.1574 per \$100 valuation.

The annual impact on the average taxable home value of \$331,835 will be a \$94.91 increase in the tax bill or an additional \$7.91 in monthly escrow payments.

## **RECOMMENDATION**

Staff recommends Council approve resolution 25-R-102, accepting the No-new-revenue and Voter-approval rates as submitted by the Guadalupe Tax Assessor Collector, setting a preliminary tax rate, and scheduling the public hearing.

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### **Attachments**

Resolution 25-R-102 Setting a Preliminary Tax Rate

2025 Tax Rate Calculation

Guadalupe 2025 Certification

Comal 2025 Certification

Bexar 2025 Certification

**RESOLUTION NO. 25-R-102**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A PRELIMINARY MAXIMUM TAX RATE FOR FISCAL YEAR 2025-26, AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the Guadalupe Tax Assessor Collector calculates the No-new-revenue and the Voter-approval Tax Rates using the Certified Tax Rolls received from the Appraisal Districts of Guadalupe, Comal, and Bexar Counties; and

WHEREAS, the Texas Tax Code Chapter 26 outlines the rate calculations and adoption requirements of a tax rate set by the City Council based on the No-new-revenue and Voter-approval Rates; and

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City Council accept the No-new-revenue and Voter-approval Tax Rates as submitted by the Guadalupe Tax Assessor Collector; and

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City Council approve a preliminary maximum tax rate for Fiscal Year 2025-26; and

WHEREAS, the City Council has determined that it is in the best interest of the City to establish a preliminary maximum tax rate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby accepts the Voter-Approval Increment Tax Rate of \$0.5350 per \$100 of valuation and the No-New-Revenue Tax Rate of \$0.5064 as submitted by the Guadalupe Tax Assessor Collector.

Section 2. The City Council hereby authorizes a preliminary maximum tax rate of \$.5350 per \$100 valuation which is composed of the Maintenance & Operation Tax Rate of \$0.3669 and the Interest & Sinking Tax Rate of \$0.1681.

Section 3. The City Council sets a public hearing on the tax rate to be held during the regular Council Meeting dates of August 19<sup>th</sup>, 2025.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the

provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 9. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SCHERTZ, TEXAS

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary

(CITY SEAL)

# 2025 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50-856

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ _____
2.	<b>Prior year tax ceilings.</b> Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ _____
3.	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ _____
4.	<b>Prior year total adopted tax rate.</b>	\$ _____ / \$100
5.	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b>  A. Original prior year ARB values: ..... \$ _____ B. Prior year values resulting from final court decisions: ..... - \$ _____ C. Prior year value loss. Subtract B from A. <sup>3</sup>	\$ _____
6.	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>  A. Prior year ARB certified value: ..... \$ _____ B. Prior year disputed value: ..... - \$ _____ C. Prior year undisputed value. Subtract B from A. <sup>4</sup>	\$ _____
7.	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ _____

<sup>1</sup> Tex. Tax Code §26.012(14)<sup>2</sup> Tex. Tax Code §26.012(14)<sup>3</sup> Tex. Tax Code §26.012(13)<sup>4</sup> Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ _____
9.	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the prior year value of property in deannexed territory. <sup>5</sup>	\$ _____
10.	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. <p><b>A. Absolute exemptions.</b> Use prior year market value: _____ \$ _____</p> <p><b>B. Partial exemptions.</b> Current year exemption amount or current year percentage exemption times prior year value: _____ + \$ _____</p> <p><b>C. Value loss.</b> Add A and B.<sup>6</sup></p>	\$ _____
11.	<b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. <p><b>A. Prior year market value:</b> _____ \$ _____</p> <p><b>B. Current year productivity or special appraised value:</b> _____ - \$ _____</p> <p><b>C. Value loss.</b> Subtract B from A.<sup>7</sup></p>	\$ _____
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ _____
13.	<b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ _____
14.	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ _____
15.	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ _____
16.	<b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. <sup>9</sup>	\$ _____
17.	<b>Adjusted prior year levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ _____
18.	<b>Total current year taxable value on the current year certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup> <p><b>A. Certified values:</b> _____ \$ _____</p> <p><b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: _____ + \$ _____</p> <p><b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: _____ - \$ _____</p> <p><b>D. Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.<sup>12</sup> _____ - \$ _____</p> <p><b>E. Total current year value.</b> Add A and B, then subtract C and D.</p>	\$ _____

<sup>5</sup> Tex. Tax Code §26.012(15)<sup>6</sup> Tex. Tax Code §26.012(15)<sup>7</sup> Tex. Tax Code §26.012(15)<sup>8</sup> Tex. Tax Code §26.03(c)<sup>9</sup> Tex. Tax Code §26.012(13)<sup>10</sup> Tex. Tax Code §26.012(13)<sup>11</sup> Tex. Tax Code §26.012, 26.04(c-2)<sup>12</sup> Tex. Tax Code §26.03(c)



Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup> <b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup> ..... \$ _____ <b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> ..... + \$ _____ <b>C. Total value under protest or not certified.</b> Add A and B.	\$ _____
20.	<b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ _____
21.	<b>Current year total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ _____
22.	<b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed. <sup>18</sup>	\$ _____
23.	<b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for the current year. <sup>19</sup>	\$ _____
24.	<b>Total adjustments to the current year taxable value.</b> Add Lines 22 and 23.	\$ _____
25.	<b>Adjusted current year taxable value.</b> Subtract Line 24 from Line 21.	\$ _____
26.	<b>Current year NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ _____ / \$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. <sup>21</sup>	\$ _____ / \$100

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>Prior year M&amp;O tax rate.</b> Enter the prior year M&O tax rate.	\$ _____ / \$100
29.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____

<sup>13</sup> Tex. Tax Code §26.01(c) and (d)

<sup>14</sup> Tex. Tax Code §26.01(c)

<sup>15</sup> Tex. Tax Code §26.01(d)

<sup>16</sup> Tex. Tax Code §26.012(6)(B)

<sup>17</sup> Tex. Tax Code §26.012(6)

<sup>18</sup> Tex. Tax Code §26.012(17)

<sup>19</sup> Tex. Tax Code §26.012(17)

<sup>20</sup> Tex. Tax Code §26.04(c)

<sup>21</sup> Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	<b>Total prior year M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ _____
31.	<b>Adjusted prior year levy for calculating NNR M&amp;O rate.</b> <b>A. M&amp;O taxes refunded for years preceding the prior tax year.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year..... + \$ _____ <b>B. Prior year taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ _____ <b>C. Prior year transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ _____ <b>D. Prior year M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... \$ _____ <b>E.</b> Add Line 30 to 31D.	\$ _____
32.	<b>Adjusted current year taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
33.	<b>Current year NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ _____/\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>23</sup> <b>A. Current year state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ _____ <b>B. Prior year state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... - \$ _____ <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100..... \$ _____/\$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ _____/\$100
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>24</sup> <b>A. Current year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ _____ <b>B. Prior year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose..... - \$ _____ <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100..... \$ _____/\$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ _____/\$100

<sup>22</sup> [Reserved for expansion]<sup>23</sup> Tex. Tax Code §26.044<sup>24</sup> Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	<b>Rate adjustment for county indigent defense compensation.</b> <sup>25</sup> <b>A. Current year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. .... \$ _____ <b>B. Prior year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. .... \$ _____ <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ _____/\$100 <b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100. .... \$ _____/\$100 <b>E.</b> Enter the lesser of C and D. If not applicable, enter 0.	\$ _____/\$100
37.	<b>Rate adjustment for county hospital expenditures.</b> <sup>26</sup> <b>A. Current year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. .... \$ _____ <b>B. Prior year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. .... \$ _____ <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ _____/\$100 <b>D.</b> Multiply B by 0.08 and divide by Line 32 and multiply by \$100. .... \$ _____/\$100 <b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ _____/\$100
38.	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. <b>A. Amount appropriated for public safety in the prior year.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year .... \$ _____ <b>B. Expenditures for public safety in the prior year.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. .... \$ _____ <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100 .... \$ _____/\$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ _____/\$100
39.	<b>Adjusted current year NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ _____/\$100
40.	<b>Adjustment for prior year sales tax specifically to reduce property taxes.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. <b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. .... \$ _____ <b>B.</b> Divide Line 40A by Line 32 and multiply by \$100 .... \$ _____/\$100 <b>C.</b> Add Line 40B to Line 39.	\$ _____/\$100
41.	<b>Current year voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. <b>- or -</b> <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ _____/\$100

<sup>25</sup> Tex. Tax Code §26.0442<sup>26</sup> Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<b>Disaster Line 41 (D41): Current year voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred  If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. <sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ / \$100
42.	<b>Total current year debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.  <b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>28</sup>  Enter debt amount ..... \$ _____ <b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ _____ <b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ _____ <b>D. Subtract amount paid</b> from other resources ..... - \$ _____ <b>E. Adjusted debt.</b> Subtract B, C and D from A.	\$ _____
43.	<b>Certified prior year excess debt collections.</b> Enter the amount certified by the collector. <sup>29</sup>	\$ _____
44.	<b>Adjusted current year debt.</b> Subtract Line 43 from Line 42E.	\$ _____
45.	<b>Current year anticipated collection rate.</b> <b>A.</b> Enter the current year anticipated collection rate certified by the collector. <sup>30</sup> ..... % <b>B.</b> Enter the prior year actual collection rate ..... % <b>C.</b> Enter the 2023 actual collection rate ..... % <b>D.</b> Enter the 2022 actual collection rate ..... % <b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup>	_____ %
46.	<b>Current year debt adjusted for collections.</b> Divide Line 44 by Line 45E.	\$ _____
47.	<b>Current year total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
48.	<b>Current year debt rate.</b> Divide Line 46 by Line 47 and multiply by \$100.	\$ _____ / \$100
49.	<b>Current year voter-approval M&amp;O rate plus current year debt rate.</b> Add Lines 41 and 48.	\$ _____ / \$100
D49.	<b>Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ / \$100

<sup>27</sup> Tex. Tax Code §26.042(a)<sup>28</sup> Tex. Tax Code §26.012(7)<sup>29</sup> Tex. Tax Code §26.012(10) and 26.04(b)<sup>30</sup> Tex. Tax Code §26.04(b)<sup>31</sup> Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ _____ /\$100

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ _____
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  <b>Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> <b>- or -</b> <b>Taxing units that adopted the sales tax before November of the prior year.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____
53.	<b>Current year total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ /\$100
55.	<b>Current year NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ /\$100
56.	<b>Current year NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ _____ /\$100
57.	<b>Current year voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ /\$100
58.	<b>Current year voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ _____ /\$100

### SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$ _____
60.	<b>Current year total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ /\$100

<sup>32</sup> Tex. Tax Code §26.041(d)

<sup>33</sup> Tex. Tax Code §26.041(i)

<sup>34</sup> Tex. Tax Code §26.041(d)

<sup>35</sup> Tex. Tax Code §26.04(c)

<sup>36</sup> Tex. Tax Code §26.04(c)

<sup>37</sup> Tex. Tax Code §26.045(d)

<sup>38</sup> Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	<b>Current year voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ _____ /\$100

### SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.<sup>39</sup> The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.<sup>40</sup>

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;<sup>41</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>42</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>43</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>44</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2024 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ \$ _____
64.	<b>Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2023 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ \$ _____
65.	<b>Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2022 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ /\$100 \$ _____ \$ _____
66.	<b>Total Foregone Revenue Amount.</b> Add Lines 63G, 64G and 65G	\$ _____
67.	<b>2025 Unused Increment Rate.</b> Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ _____ /\$100
68.	<b>Total 2025 voter-approval tax rate, including the unused increment rate.</b> Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ _____ /\$100

<sup>39</sup> Tex. Tax Code §26.013(b)

<sup>40</sup> Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

<sup>41</sup> Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

<sup>42</sup> Tex. Tax Code §§26.0501(a) and (c)

<sup>43</sup> Tex. Local Gov't Code §120.007(d)

<sup>44</sup> Tex. Local Gov't Code §120.007(d)

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit. <sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. <sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
69.	<b>Adjusted current year NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	
70.	<b>Current year total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
71.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 70 and multiply by \$100.	\$ _____/\$100
72.	<b>Current year debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____/\$100
73.	<b>De minimis rate.</b> Add Lines 69, 71 and 72.	\$ _____/\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. <sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. <sup>49</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	<b>2024 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____/\$100
75.	<b>Adjusted 2024 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. <sup>50</sup> Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ _____/\$100
76.	<b>Increase in 2024 tax rate due to disaster.</b> Subtract Line 75 from Line 74.	\$ _____/\$100
77.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
78.	<b>Emergency revenue.</b> Multiply Line 76 by Line 77 and divide by \$100.	\$ _____
79.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
80.	<b>Emergency revenue rate.</b> Divide Line 78 by Line 79 and multiply by \$100. <sup>51</sup>	\$ _____/\$100

<sup>45</sup> Tex. Tax Code §26.04(c)(2)(B)

<sup>46</sup> Tex. Tax Code §26.012(8-a)

<sup>47</sup> Tex. Tax Code §26.063(a)(1)

<sup>48</sup> Tex. Tax Code §26.042(b)

<sup>49</sup> Tex. Tax Code §26.042(f)

<sup>50</sup> Tex. Tax Code §26.42(c)

<sup>51</sup> Tex. Tax Code §26.42(b)



Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	<b>Current year voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ _____ /\$100

### SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

**No-new-revenue tax rate.** ..... \$ \_\_\_\_\_ /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: \_\_\_\_\_

**Voter-approval tax rate.** ..... \$ \_\_\_\_\_ /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: \_\_\_\_\_

**De minimis rate.** ..... \$ \_\_\_\_\_ /\$100

If applicable, enter the current year de minimis rate from Line 73.

### SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.<sup>52</sup>

**print  
here** ➡

Printed Name of Taxing Unit Representative

**sign  
here** ➡

Taxing Unit Representative

Date

<sup>52</sup> Tex. Tax Code §§26.04(c-2) and (d-2)



# **2025 CERTIFICATION**



## **CITY of SCHERTZ APPRAISAL ROLL**

**July 25, 2025**

Main Office  
3000 N. Austin St.  
Seguin, Texas 78155  
(830)303-3313 Option 1  
(830)372-2874 (Fax)



Schertz Substation  
1052 FM 78, Suite 103  
Schertz, Texas 78154  
(830)303-3313 Option 0

July 25, 2025

Dear Taxing Jurisdiction,

As outlined within Section 26.01 of the Texas Tax Code, appraisal districts are required to prepare and certify to the assessor for each taxing unit, participating in the district, an appraisal roll listing your unit's taxable property. Provided within this report is a copy of the 2024 certified totals report for your taxing unit reported to your respective assessor.

The 2025 report is a combination of **four** documents:

1. TX Tax Code §26.01 Certification Page
2. 2025 Certified Totals Report (as of Supplement 0) – **Current HS/OV65/DP Exemption Amounts**
3. 2025 Certified Totals Report (as of Supplement 1) – **SB4 & SB23 HS/OV65/DP Exemption Amounts<sup>1</sup>**
4. 2024 Adjusted Certified Totals Report (as of supplement 102)<sup>2</sup>

The **§26.01 Certification page** outlines the three key value components certified by our office.

The **§26.01a** value represents the certified net taxable value for properties not under ARB review.

The **§26.01c** section identifies the number of accounts still under ARB review at the time of certification, along with their combined net taxable value. For budgeting purposes, an estimated value is also provided, based on either the taxpayer's stated value (if submitted) or the lower of the current or prior year's value.

When applicable, **§26.01d** includes the number of accounts and total net taxable value for properties known to the district but not yet added to the appraisal roll.

The final three documents included in the 2025 report provide a comprehensive overview of certified property tax data and anticipated legislative impacts. The **2025 Certified Totals Report (Supplement 0)** outlines current exemption amounts for Homesteads, Over 65 individuals, and Disabled Persons. In accordance with guidance from the State Comptroller's Office, a **second 2025 report** has been prepared for our independent school districts to reflect impact of projected increases to these exemptions, contingent upon voter approval of **Senate Bills 4 and 23** in the upcoming November election. This version is clearly marked for distinction. Additionally, **2024 Adjusted Certified Total Reports** are included for taxing units which levied a tax in 2024. The reports provide the most recent adjusted certified values for 2024, as of our office's last processed supplement (102).

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<sup>1</sup> School Districts Only

<sup>2</sup> New Taxing Units for 2025 excluded

**Freeze Ceiling Figures Disclaimer**

The Guadalupe Appraisal District (GAD) **does not** calculate freeze ceiling totals for eligible property owners. This responsibility belongs to the respective assessor's office. Freeze totals for the current year cannot be determined until the assessor has all necessary components to run the freeze/refreeze process (e.g., MCRs, adopted tax rates).

If updated freeze values from the prior year are submitted in a properly formatted file before certification of the appraisal roll, GAD's software provider (Harris Govern) will upload them into our CAMA system for inclusion in certified total reports (Supplement 0).

If no compatible file is received or if data cannot be matched to the correct accounts, freeze ceiling figures in our reports may be incomplete or outdated.

We **strongly recommend** that taxing units performing in-house calculations for tax rate adoption verify freeze figures directly with their assessor's office.

Sincerely,



Peter Snaddon, R.P.A., C.C.A.  
Chief Appraiser

STATE OF TEXAS  
COUNTY OF GUADALUPE

TEXAS TAX CODE  
SECTION 26.01

**CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SCHERTZ**

I, Peter Snaddon, Chief Appraiser of Guadalupe Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of §22.28 penalties as final, and a penalty file will be supplied in softcopy format.

I, Peter Snaddon, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

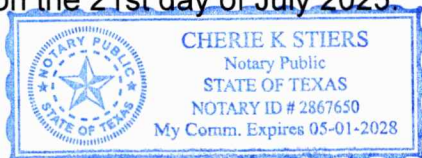
The following values are true and correct to the best of my knowledge.

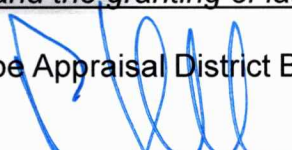
<b>Sec. 26.01a</b>	<b>2025 Certified Net Taxable Value</b>	<b>: <u>\$ 3,824,118,053</u></b>
<b>Sec. 26.01c</b>	<b>Total Number of Properties Under Protest</b>	<b>733</b>
	<b>Total Net Taxable Value of Property Under Protest</b>	<b>: \$ 159,711,047</b>
	<b>Estimated taxpayers' opinion of value for those properties still under protest</b>	<b>: <u>\$ 150,656,704</u></b>
<b>Sec. 26.01d</b>	<b>Total number of properties not under protest or included on the certified appraisal roll.</b>	<b>0</b>
	<b>Estimated Net Taxable Value for those properties not under protest or included on the certified appraisal roll.</b>	<b>\$0</b>

You will receive a supplemental roll at a later date with the additional value remaining after the Appraisal Review Board completes its hearings.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Guadalupe Appraisal District Board of Review occurred on the 21st day of July 2025.



  
Peter Snaddon, R.P.A., C.C.A.  
Chief Appraiser

Sworn and subscribed before me this 25th day of July 2025.

  
Cherie K. Stiers

Notary Public State of Texas  
My commission expires: 5-01-2028

**2025 Certified Totals Report (as of Supplement 0)**  
**Current HS/OV65/DP Exemption Amounts**

**2025 CERTIFIED TOTALS**

Property Count: 14,886

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/23/2025

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Land		Value			
Homesite:		379,465,244			
Non Homesite:		486,990,433			
Ag Market:		51,805,934			
Timber Market:		0	<b>Total Land</b>	(+)	918,261,611
Improvement		Value			
Homesite:		2,220,736,851			
Non Homesite:		1,347,241,943	<b>Total Improvements</b>	(+)	3,567,978,794
Non Real		Count	Value		
Personal Property:	976		353,444,761		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	= 4,839,685,166
Ag		Non Exempt	Exempt		
Total Productivity Market:	51,805,934		0		
Ag Use:	464,642		0	<b>Productivity Loss</b>	(-) 51,341,292
Timber Use:	0		0	<b>Appraised Value</b>	= 4,788,343,874
Productivity Loss:	51,341,292		0		
				<b>Homestead Cap</b>	(-) 13,296,371
				<b>23.231 Cap</b>	(-) 17,138,060
				<b>Assessed Value</b>	= 4,757,909,443
				<b>Total Exemptions Amount</b>	(-) 933,791,390
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 3,824,118,053

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	47,188,777	39,101,860	117,414.84	133,065.98	185		
DPS	3,962,875	3,248,499	9,205.17	10,376.32	14		
OV65	551,684,050	437,412,667	1,278,077.40	1,413,124.50	2,019		
<b>Total</b>	<b>602,835,702</b>	<b>479,763,026</b>	<b>1,404,697.41</b>	<b>1,556,566.80</b>	<b>2,218</b>	<b>Freeze Taxable</b>	(-) 479,763,026
<b>Tax Rate</b>	<b>0.4900000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	848,589	320,630	176,450	144,180	2		
<b>Total</b>	<b>848,589</b>	<b>320,630</b>	<b>176,450</b>	<b>144,180</b>	<b>2</b>	<b>Transfer Adjustment</b>	(-) 144,180
						<b>Freeze Adjusted Taxable</b>	= 3,344,210,847

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 17,791,330.56 = 3,344,210,847 \* (0.4900000 / 100) + 1,404,697.41

Certified Estimate of Market Value: 4,839,685,166  
 Certified Estimate of Taxable Value: 3,824,118,053

Tif Zone Code	Tax Increment Loss
2007 TIF	24,098,457
Tax Increment Finance Value:	24,098,457
Tax Increment Finance Levy:	118,082.44

**2025 CERTIFIED TOTALS**

Property Count: 14,886

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/23/2025

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	268	646,500	0	646,500
DPS	15	18,000	0	18,000
DV1	139	0	876,500	876,500
DV1S	23	0	87,500	87,500
DV2	135	0	1,032,374	1,032,374
DV2S	13	0	86,250	86,250
DV3	202	0	1,819,000	1,819,000
DV3S	14	0	100,000	100,000
DV4	1,948	0	12,042,749	12,042,749
DV4S	231	0	1,438,565	1,438,565
DVHS	1,502	0	526,562,655	526,562,655
DVHSS	98	0	27,468,664	27,468,664
EX-XG	5	0	1,765,319	1,765,319
EX-XL	1	0	20,000	20,000
EX-XN	22	0	16,187,901	16,187,901
EX-XR	3	0	18,257,457	18,257,457
EX-XU	2	0	1,024,344	1,024,344
EX-XV	483	0	254,591,555	254,591,555
EX-XV (Prorated)	5	0	78,132	78,132
EX366	175	0	199,581	199,581
FR	12	33,900,755	0	33,900,755
FRSS	2	0	492,532	492,532
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,865,709	1,865,709
MED	1	0	210,681	210,681
OV65	3,033	25,904,511	0	25,904,511
OV65S	245	1,845,000	0	1,845,000
PC	5	623,731	0	623,731
SO	54	1,001,925	0	1,001,925
<b>Totals</b>		<b>63,940,422</b>	<b>869,850,968</b>	<b>933,791,390</b>

**2025 CERTIFIED TOTALS**

Property Count: 733

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/23/2025

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Land		Value			
Homesite:		12,181,279			
Non Homesite:		20,807,415			
Ag Market:		822,817			
Timber Market:		0	<b>Total Land</b>	(+)	33,811,511
Improvement		Value			
Homesite:		71,971,860			
Non Homesite:		51,073,447	<b>Total Improvements</b>	(+)	123,045,307
Non Real		Count	Value		
Personal Property:	15		9,652,773		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					9,652,773
					166,509,591
Ag	Non Exempt	Exempt			
Total Productivity Market:	822,817	0			
Ag Use:	2,224	0	<b>Productivity Loss</b>	(-)	820,593
Timber Use:	0	0	<b>Appraised Value</b>	=	165,688,998
Productivity Loss:	820,593	0			
			<b>Homestead Cap</b>	(-)	662,365
			<b>23.231 Cap</b>	(-)	1,721,217
			<b>Assessed Value</b>	=	163,305,416
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	3,594,369
			<b>Net Taxable</b>	=	159,711,047

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	259,711	256,711	774.70	774.70	1			
OV65	11,880,971	10,836,900	33,980.76	35,360.97	42			
<b>Total</b>	<b>12,140,682</b>	<b>11,093,611</b>	<b>34,755.46</b>	<b>36,135.67</b>	<b>43</b>	<b>Freeze Taxable</b>	(-)	11,093,611
<b>Tax Rate</b>	<b>0.4900000</b>							
						<b>Freeze Adjusted Taxable</b>	=	148,617,436

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
762,980.90 = 148,617,436 \* (0.4900000 / 100) + 34,755.46

Certified Estimate of Market Value: 155,389,381  
Certified Estimate of Taxable Value: 150,786,296  
Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00



**2025 CERTIFIED TOTALS**

Property Count: 733

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/23/2025

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	2	6,000	0	6,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV2	4	0	30,000	30,000
DV3	7	0	74,000	74,000
DV4	42	0	480,000	480,000
DV4S	2	0	24,000	24,000
DVHS	7	0	2,004,525	2,004,525
OV65	91	848,782	0	848,782
OV65S	2	20,000	0	20,000
SO	5	80,062	0	80,062
Totals		954,844	2,639,525	3,594,369

**2025 CERTIFIED TOTALS**

Property Count: 15,619

CSC - CITY OF SCHERTZ  
Grand Totals

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Land		Value			
Homesite:		391,646,523			
Non Homesite:		507,797,848			
Ag Market:		52,628,751			
Timber Market:		0	<b>Total Land</b>	(+)	952,073,122
Improvement		Value			
Homesite:		2,292,708,711			
Non Homesite:		1,398,315,390	<b>Total Improvements</b>	(+)	3,691,024,101
Non Real		Count	Value		
Personal Property:	991		363,097,534		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					5,006,194,757
Ag		Non Exempt	Exempt		
Total Productivity Market:	52,628,751		0		
Ag Use:	466,866		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	52,161,885		0		4,954,032,872
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
				<b>Assessed Value</b>	=
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	=
					3,983,829,100

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	47,448,488	39,358,571	118,189.54	133,840.68	186		
DPS	3,962,875	3,248,499	9,205.17	10,376.32	14		
OV65	563,565,021	448,249,567	1,312,058.16	1,448,485.47	2,061		
<b>Total</b>	<b>614,976,384</b>	<b>490,856,637</b>	<b>1,439,452.87</b>	<b>1,592,702.47</b>	<b>2,261</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4900000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	848,589	320,630	176,450	144,180	2		
<b>Total</b>	<b>848,589</b>	<b>320,630</b>	<b>176,450</b>	<b>144,180</b>	<b>2</b>	<b>Transfer Adjustment</b>	(-)
						<b>Freeze Adjusted Taxable</b>	=
							3,492,828,283

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 18,554,311.46 = 3,492,828,283 \* (0.4900000 / 100) + 1,439,452.87

Certified Estimate of Market Value: 4,995,074,547  
 Certified Estimate of Taxable Value: 3,974,904,349

Tif Zone Code	Tax Increment Loss
2007 TIF	24,098,457
Tax Increment Finance Value:	24,098,457
Tax Increment Finance Levy:	118,082.44

**2025 CERTIFIED TOTALS**

Property Count: 15,619

CSC - CITY OF SCHERTZ  
Grand Totals

7/23/2025

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	270	652,500	0	652,500
DPS	15	18,000	0	18,000
DV1	142	0	898,500	898,500
DV1S	24	0	92,500	92,500
DV2	139	0	1,062,374	1,062,374
DV2S	13	0	86,250	86,250
DV3	209	0	1,893,000	1,893,000
DV3S	14	0	100,000	100,000
DV4	1,990	0	12,522,749	12,522,749
DV4S	233	0	1,462,565	1,462,565
DVHS	1,509	0	528,567,180	528,567,180
DVHSS	98	0	27,468,664	27,468,664
EX-XG	5	0	1,765,319	1,765,319
EX-XL	1	0	20,000	20,000
EX-XN	22	0	16,187,901	16,187,901
EX-XR	3	0	18,257,457	18,257,457
EX-XU	2	0	1,024,344	1,024,344
EX-XV	483	0	254,591,555	254,591,555
EX-XV (Prorated)	5	0	78,132	78,132
EX366	175	0	199,581	199,581
FR	12	33,900,755	0	33,900,755
FRSS	2	0	492,532	492,532
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,865,709	1,865,709
MED	1	0	210,681	210,681
OV65	3,124	26,753,293	0	26,753,293
OV65S	247	1,865,000	0	1,865,000
PC	5	623,731	0	623,731
SO	59	1,081,987	0	1,081,987
<b>Totals</b>		<b>64,895,266</b>	<b>872,490,493</b>	<b>937,385,759</b>

**2025 CERTIFIED TOTALS**

Property Count: 14,886

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/23/2025

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**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,506	2,328.1839	\$25,219,412	\$3,278,696,960	\$2,664,460,580
B	MULTIFAMILY RESIDENCE	28	86.1596	\$13,812,665	\$101,209,344	\$100,970,377
C1	VACANT LOTS AND LAND TRACTS	649	695.5859	\$0	\$43,348,626	\$39,875,940
D1	QUALIFIED OPEN-SPACE LAND	55	1,187.2206	\$0	\$51,805,934	\$464,642
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$214,901	\$214,901
E	RURAL LAND, NON QUALIFIED OPE	63	458.0928	\$0	\$16,886,186	\$15,207,815
F1	COMMERCIAL REAL PROPERTY	358	920.9296	\$14,243,476	\$550,089,592	\$546,062,423
F2	INDUSTRIAL AND MANUFACTURIN	33	124.1338	\$0	\$141,912,360	\$141,353,234
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROAD	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELAND COMPANY	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE TELEVISION COMPANY	1		\$0	\$420,553	\$420,553
L1	COMMERCIAL PERSONAL PROPE	714		\$0	\$190,707,265	\$184,826,702
L2	INDUSTRIAL AND MANUFACTURIN	36		\$0	\$106,226,399	\$77,586,343
M1	TANGIBLE OTHER PERSONAL, MOB	397		\$2,225,137	\$17,764,433	\$14,888,127
O	RESIDENTIAL INVENTORY	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY TAX	2		\$0	\$1,213,746	\$1,213,746
X	TOTALLY EXEMPT PROPERTY	697	989.7392	\$0	\$302,592,666	\$0
<b>Totals</b>			6,878.8094	\$63,504,442	\$4,839,685,166	\$3,824,118,053

**2025 CERTIFIED TOTALS**

Property Count: 733

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/23/2025

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**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	460	89.5363	\$1,143,929	\$125,300,545	\$120,991,266
B	MULTIFAMILY RESIDENCE	4	1.1470	\$0	\$1,065,101	\$990,107
C1	VACANT LOTS AND LAND TRACTS	213	58.4058	\$0	\$3,623,440	\$3,258,947
D1	QUALIFIED OPEN-SPACE LAND	4	25.8040	\$0	\$822,817	\$2,224
E	RURAL LAND, NON QUALIFIED OPE	6	64.1774	\$0	\$2,631,538	\$2,529,455
F1	COMMERCIAL REAL PROPERTY	24	71.2750	\$3,359,493	\$22,818,099	\$21,768,621
L1	COMMERCIAL PERSONAL PROPE	15		\$0	\$9,652,773	\$9,652,773
M1	TANGIBLE OTHER PERSONAL, MOB	11		\$45,322	\$595,278	\$517,654
<b>Totals</b>			310.3455	\$4,548,744	\$166,509,591	\$159,711,047

**2025 CERTIFIED TOTALS**

Property Count: 15,619

CSC - CITY OF SCHERTZ  
Grand Totals

7/23/2025 5:20:26PM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,966	2,417.7202	\$26,363,341	\$3,403,997,505	\$2,785,451,846
B	MULTIFAMILY RESIDENCE	32	87.3066	\$13,812,665	\$102,274,445	\$101,960,484
C1	VACANT LOTS AND LAND TRACTS	862	753.9917	\$0	\$46,972,066	\$43,134,887
D1	QUALIFIED OPEN-SPACE LAND	59	1,213.0246	\$0	\$52,628,751	\$466,866
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$214,901	\$214,901
E	RURAL LAND, NON QUALIFIED OPE	69	522.2702	\$0	\$19,517,724	\$17,737,270
F1	COMMERCIAL REAL PROPERTY	382	992.2046	\$17,602,969	\$572,907,691	\$567,831,044
F2	INDUSTRIAL AND MANUFACTURIN	33	124.1338	\$0	\$141,912,360	\$141,353,234
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROAD	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELAND COMPANY	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE TELEVISION COMPANY	1		\$0	\$420,553	\$420,553
L1	COMMERCIAL PERSONAL PROPE	729		\$0	\$200,360,038	\$194,479,475
L2	INDUSTRIAL AND MANUFACTURIN	36		\$0	\$106,226,399	\$77,586,343
M1	TANGIBLE OTHER PERSONAL, MOB	408		\$2,270,459	\$18,359,711	\$15,405,781
O	RESIDENTIAL INVENTORY	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY TAX	2		\$0	\$1,213,746	\$1,213,746
X	TOTALLY EXEMPT PROPERTY	697	989.7392	\$0	\$302,592,666	\$0
<b>Totals</b>			7,189.1549	\$68,053,186	\$5,006,194,757	\$3,983,829,100

**2025 CERTIFIED TOTALS**

Property Count: 14,886

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/23/2025

5:20:26PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,374	2,273.7845	\$25,157,506	\$3,269,917,931	\$2,657,159,385
A2	REAL MH AND LAND (LOT) UPON WH	49	15.7563	\$0	\$4,310,560	\$3,550,126
A3	SUBSTANTIAL NON-RES +\$1000	24	31.9669	\$0	\$1,909,909	\$1,546,934
A4	LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$9,709	\$9,709
A6	LAND / PERSONAL PROPERTY MH T	68	6.4558	\$61,906	\$2,534,330	\$2,179,905
A7	LAND UPON WHICH SIT DIFFERENT C	1	0.2204	\$0	\$14,521	\$14,521
B		1	5.3115	\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	15	46.3267	\$0	\$76,928,100	\$76,719,200
B2	MULTI-FAMILY (2-4 UNITS)	12	34.5214	\$13,812,665	\$20,637,744	\$20,607,677
C1	VACANT RES & COMM LOTS	315	308.5443	\$0	\$42,978,477	\$39,566,094
C3	NON BUILDABLE COMMON AREAS	335	387.0416	\$0	\$370,149	\$309,846
D1	ACREAGE RANCH LAND	20	420.2968	\$0	\$17,701,305	\$75,808
D2	IMPROVEMENTS ON QUALIFIED LAN	12		\$0	\$214,901	\$214,901
D3	CULTIVATED LAND	6	152.5470	\$0	\$4,822,544	\$35,238
D4	BARREN LAND	1	3.0000	\$0	\$431,252	\$75
D5	NATIVE PASTURE LAND	26	547.0128	\$0	\$19,971,947	\$51,010
D7	ORCHARDS	6	64.3640	\$0	\$8,878,886	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	28	64.8266	\$0	\$6,425,937	\$5,668,650
E2	REAL MH AND RURAL LAND UPON W	3	2.5000	\$0	\$326,085	\$262,116
E3	REAL PROP & IMPROV ON NON QUA	5	1.5000	\$0	\$467,791	\$444,922
E5	RURAL LAND NON-QUALIFIED	32	389.2662	\$0	\$9,666,373	\$8,832,127
F1	REAL COMMERCIAL	336	839.3952	\$13,994,344	\$543,250,925	\$539,348,252
F2	REAL INDUSTRIAL	33	124.1338	\$0	\$141,912,360	\$141,353,234
F3	LAND WITH NON-STRUCTURAL IMP	21	81.3044	\$249,132	\$5,257,126	\$5,132,630
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,581,541	\$1,581,541
J2	GAS COMPANIES	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANIES	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROADS	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELINES	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE COMPANIES	1		\$0	\$420,553	\$420,553
L1	TANGIBLE COMMERCIAL PERSONAL	714		\$0	\$190,707,265	\$184,826,702
L2	INDUSTRIAL PERSONAL PROPERTY	36		\$0	\$106,226,399	\$77,586,343
M1	MANUFACTURED HOUSE PERSONA	397		\$2,225,137	\$17,764,433	\$14,888,127
O1	INVENTORY-RESIDENTIAL	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY	2		\$0	\$1,213,746	\$1,213,746
X	EXEMPT	697	989.7392	\$0	\$302,592,666	\$0
<b>Totals</b>			<b>6,878.8094</b>	<b>\$63,504,442</b>	<b>\$4,839,685,166</b>	<b>\$3,824,118,053</b>

**2025 CERTIFIED TOTALS**

Property Count: 733

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/23/2025

5:20:26PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	458	89.0363	\$1,143,929	\$125,259,651	\$120,960,802
A6	LAND / PERSONAL PROPERTY MH T	2	0.5000	\$0	\$40,894	\$30,464
B1	MULTI-FAMILY (5 UNITS OR GREATER)	1	0.9670	\$0	\$324,132	\$324,132
B2	MULTI-FAMILY (2-4 UNITS)	3	0.1800	\$0	\$740,969	\$665,975
C1	VACANT RES & COMM LOTS	212	56.9368	\$0	\$3,621,436	\$3,256,943
C3	NON BUILDABLE COMMON AREAS	2	1.4690	\$0	\$2,004	\$2,004
D1	ACREAGE RANCH LAND	1	2.6640	\$0	\$155,000	\$488
D5	NATIVE PASTURE LAND	3	23.1400	\$0	\$667,817	\$1,736
E2	REAL MH AND RURAL LAND UPON W	1	0.2500	\$0	\$23,299	\$23,299
E5	RURAL LAND NON-QUALIFIED	5	63.9274	\$0	\$2,608,239	\$2,506,156
F1	REAL COMMERCIAL	22	66.2280	\$3,359,493	\$22,567,701	\$21,616,300
F3	LAND WITH NON-STRUCTURAL IMP	2	5.0470	\$0	\$250,398	\$152,321
L1	TANGIBLE COMMERCIAL PERSONAL	15		\$0	\$9,652,773	\$9,652,773
M1	MANUFACTURED HOUSE PERSONA	11		\$45,322	\$595,278	\$517,654
<b>Totals</b>			310.3455	\$4,548,744	\$166,509,591	\$159,711,047



**2025 CERTIFIED TOTALS**

Property Count: 15,619

CSC - CITY OF SCHERTZ  
Grand Totals

7/23/2025

5:20:26PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,832	2,362.8208	\$26,301,435	\$3,395,177,582	\$2,778,120,187
A2	REAL MH AND LAND (LOT) UPON WH	49	15.7563	\$0	\$4,310,560	\$3,550,126
A3	SUBSTANTIAL NON-RES +\$1000	24	31.9669	\$0	\$1,909,909	\$1,546,934
A4	LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$9,709	\$9,709
A6	LAND / PERSONAL PROPERTY MH T	70	6.9558	\$61,906	\$2,575,224	\$2,210,369
A7	LAND UPON WHICH SIT DIFFERENT C	1	0.2204	\$0	\$14,521	\$14,521
B		1	5.3115	\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	16	47.2937	\$0	\$77,252,232	\$77,043,332
B2	MULTI-FAMILY (2-4 UNITS)	15	34.7014	\$13,812,665	\$21,378,713	\$21,273,652
C1	VACANT RES & COMM LOTS	527	365.4811	\$0	\$46,599,913	\$42,823,037
C3	NON BUILDABLE COMMON AREAS	337	388.5106	\$0	\$372,153	\$311,850
D1	ACREAGE RANCH LAND	21	422.9608	\$0	\$17,856,305	\$76,296
D2	IMPROVEMENTS ON QUALIFIED LAN	12		\$0	\$214,901	\$214,901
D3	CULTIVATED LAND	6	152.5470	\$0	\$4,822,544	\$35,238
D4	BARREN LAND	1	3.0000	\$0	\$431,252	\$75
D5	NATIVE PASTURE LAND	29	570.1528	\$0	\$20,639,764	\$52,746
D7	ORCHARDS	6	64.3640	\$0	\$8,878,886	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	28	64.8266	\$0	\$6,425,937	\$5,668,650
E2	REAL MH AND RURAL LAND UPON W	4	2.7500	\$0	\$349,384	\$285,415
E3	REAL PROP & IMPROV ON NON QUA	5	1.5000	\$0	\$467,791	\$444,922
E5	RURAL LAND NON-QUALIFIED	37	453.1936	\$0	\$12,274,612	\$11,338,283
F1	REAL COMMERCIAL	358	905.6232	\$17,353,837	\$565,818,626	\$560,964,552
F2	REAL INDUSTRIAL	33	124.1338	\$0	\$141,912,360	\$141,353,234
F3	LAND WITH NON-STRUCTURAL IMP	23	86.3514	\$249,132	\$5,507,524	\$5,284,951
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,581,541	\$1,581,541
J2	GAS COMPANIES	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANIES	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROADS	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELINES	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE COMPANIES	1		\$0	\$420,553	\$420,553
L1	TANGIBLE COMMERCIAL PERSONAL	729		\$0	\$200,360,038	\$194,479,475
L2	INDUSTRIAL PERSONAL PROPERTY	36		\$0	\$106,226,399	\$77,586,343
M1	MANUFACTURED HOUSE PERSONA	408		\$2,270,459	\$18,359,711	\$15,405,781
O1	INVENTORY-RESIDENTIAL	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY	2		\$0	\$1,213,746	\$1,213,746
X	EXEMPT	697	989.7392	\$0	\$302,592,666	\$0
<b>Totals</b>			<b>7,189.1549</b>	<b>\$68,053,186</b>	<b>\$5,006,194,757</b>	<b>\$3,983,829,100</b>

**2025 CERTIFIED TOTALS**

Property Count: 15,619

CSC - CITY OF SCHERTZ  
Effective Rate Assumption

7/23/2025

5:20:26PM

**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$68,053,186</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$62,354,481</b>

**New Exemptions**

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	4	2024 Market Value	\$986,548
EX-XV	Other Exemptions (including public property, r	10	2024 Market Value	\$433,979
EX366	HOUSE BILL 366	31	2024 Market Value	\$512,732
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$1,933,259</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$3,000
DV1	Disabled Veterans 10% - 29%	9	\$45,000
DV2	Disabled Veterans 30% - 49%	8	\$60,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	16	\$150,000
DV4	Disabled Veterans 70% - 100%	130	\$1,050,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	5	\$33,000
DVHS	Disabled Veteran Homestead	60	\$17,605,807
OV65	OVER 65	200	\$1,880,000
OV65S	OVER 65 Surviving Spouse	2	\$20,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>432</b>	<b>\$20,854,307</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$22,787,566</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$22,787,566</b>

**New Ag / Timber Exemptions****New Annexations**

Count	Market Value	Taxable Value
15	\$12,843,080	\$1,744,790

**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,961	\$297,740	\$1,362	\$296,378
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,949	\$297,771	\$1,279	\$296,492

**2025 CERTIFIED TOTALS**  
CSC - CITY OF SCHERTZ  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
733	\$166,509,591.00	\$150,656,704

**2024 CERTIFIED TOTALS**

Property Count: 15,571

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/22/2025 12:35:16PM

Land		Value			
Homesite:		403,019,155			
Non Homesite:		510,484,564			
Ag Market:		43,622,383			
Timber Market:		0	<b>Total Land</b>	(+)	957,126,102
Improvement		Value			
Homesite:		2,580,512,132			
Non Homesite:		1,295,047,058	<b>Total Improvements</b>	(+)	3,875,559,190
Non Real		Count	Value		
Personal Property:	983		419,658,047		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					419,658,047
					5,252,343,339
Ag		Non Exempt	Exempt		
Total Productivity Market:	43,622,383		0		
Ag Use:	425,157		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	43,197,226		0		5,209,146,113
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
				<b>Assessed Value</b>	=
					5,124,237,661
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	974,693,925
				<b>Net Taxable</b>	=
					4,149,543,736

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	56,741,032	47,482,058	128,645.79	144,497.02	205		
DPS	3,952,027	3,206,450	7,769.34	8,940.49	13		
OV65	653,163,674	527,033,851	1,392,161.29	1,526,260.22	2,213		
<b>Total</b>	<b>713,856,733</b>	<b>577,722,359</b>	<b>1,528,576.42</b>	<b>1,679,697.73</b>	<b>2,431</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4900000</b>						577,722,359
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	974,634	922,634	306,284	616,350	4		
<b>Total</b>	<b>974,634</b>	<b>922,634</b>	<b>306,284</b>	<b>616,350</b>	<b>4</b>	<b>Transfer Adjustment</b>	(-)
						<b>Freeze Adjusted Taxable</b>	=
							3,571,205,027

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 19,027,481.05 = 3,571,205,027 \* (0.4900000 / 100) + 1,528,576.42

Certified Estimate of Market Value: 5,252,343,339  
 Certified Estimate of Taxable Value: 4,149,543,736

Tif Zone Code	Tax Increment Loss
2007 TIF	24,664,403
Tax Increment Finance Value:	24,664,403
Tax Increment Finance Levy:	120,855.57

**2024 CERTIFIED TOTALS**

Property Count: 15,571

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/22/2025

12:36:00PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	291	721,500	0	721,500
DPS	14	15,000	0	15,000
DV1	153	0	953,500	953,500
DV1S	27	0	107,500	107,500
DV2	157	0	1,235,863	1,235,863
DV2S	12	0	78,750	78,750
DV3	231	0	2,095,000	2,095,000
DV3S	15	0	110,000	110,000
DV4	1,933	0	12,525,409	12,525,409
DV4S	239	0	1,578,000	1,578,000
DVHS	1,527	0	529,508,809	529,508,809
DVHSS	100	0	30,437,569	30,437,569
EX-XG	5	0	1,778,781	1,778,781
EX-XL	1	0	20,000	20,000
EX-XN	20	0	13,651,024	13,651,024
EX-XR	3	0	18,652,369	18,652,369
EX-XU	2	0	965,701	965,701
EX-XV	480	0	254,102,571	254,102,571
EX-XV (Prorated)	2	0	18,752	18,752
EX366	183	0	192,159	192,159
FR	10	69,428,457	0	69,428,457
FRSS	2	0	611,333	611,333
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,930,031	1,930,031
OV65	3,119	26,769,408	0	26,769,408
OV65S	249	1,915,000	0	1,915,000
PC	5	623,731	0	623,731
SO	54	1,024,208	0	1,024,208
<b>Totals</b>		<b>100,497,304</b>	<b>874,196,621</b>	<b>974,693,925</b>

**2024 CERTIFIED TOTALS**

Property Count: 1

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/22/2025 12:35:16PM

Land		Value			
Homesite:		0			
Non Homesite:		489,111			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	489,111
Improvement		Value			
Homesite:		0			
Non Homesite:		3,788,569	Total Improvements	(+)	3,788,569
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	4,277,680
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	4,277,680
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	4,277,680
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	4,277,680

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 20,960.63 = 4,277,680 \* (0.490000 / 100)

Certified Estimate of Market Value:	4,251,153
Certified Estimate of Taxable Value:	4,251,153
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2024 CERTIFIED TOTALS**

CSC - CITY OF SCHERTZ

7/22/2025

12:36:00PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2024 Adjusted Certified Totals Report**  
**(as of supplement 102)**



**2024 CERTIFIED TOTALS**

Property Count: 15,572

CSC - CITY OF SCHERTZ  
Grand Totals

7/22/2025 12:35:16PM

Land		Value			
Homesite:		403,019,155			
Non Homesite:		510,973,675			
Ag Market:		43,622,383			
Timber Market:		0	<b>Total Land</b>	(+)	957,615,213
Improvement		Value			
Homesite:		2,580,512,132			
Non Homesite:		1,298,835,627	<b>Total Improvements</b>	(+)	3,879,347,759
Non Real		Count	Value		
Personal Property:	983		419,658,047		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					419,658,047
					5,256,621,019
Ag		Non Exempt	Exempt		
Total Productivity Market:	43,622,383		0		
Ag Use:	425,157		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	43,197,226		0		5,213,423,793
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
				<b>Assessed Value</b>	=
					5,128,515,341
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	974,693,925
				<b>Net Taxable</b>	=
					4,153,821,416

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	56,741,032	47,482,058	128,645.79	144,497.02	205		
DPS	3,952,027	3,206,450	7,769.34	8,940.49	13		
OV65	653,163,674	527,033,851	1,392,161.29	1,526,260.22	2,213		
<b>Total</b>	<b>713,856,733</b>	<b>577,722,359</b>	<b>1,528,576.42</b>	<b>1,679,697.73</b>	<b>2,431</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4900000</b>						577,722,359
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	974,634	922,634	306,284	616,350	4		
<b>Total</b>	<b>974,634</b>	<b>922,634</b>	<b>306,284</b>	<b>616,350</b>	<b>4</b>	<b>Transfer Adjustment</b>	(-)
						<b>Freeze Adjusted Taxable</b>	=
							3,575,482,707

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 19,048,441.68 = 3,575,482,707 \* (0.4900000 / 100) + 1,528,576.42

Certified Estimate of Market Value: 5,256,594,492  
 Certified Estimate of Taxable Value: 4,153,794,889

Tif Zone Code	Tax Increment Loss
2007 TIF	24,664,403
Tax Increment Finance Value:	24,664,403
Tax Increment Finance Levy:	120,855.57

**2024 CERTIFIED TOTALS**

Property Count: 15,572

CSC - CITY OF SCHERTZ  
Grand Totals

7/22/2025

12:36:00PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	291	721,500	0	721,500
DPS	14	15,000	0	15,000
DV1	153	0	953,500	953,500
DV1S	27	0	107,500	107,500
DV2	157	0	1,235,863	1,235,863
DV2S	12	0	78,750	78,750
DV3	231	0	2,095,000	2,095,000
DV3S	15	0	110,000	110,000
DV4	1,933	0	12,525,409	12,525,409
DV4S	239	0	1,578,000	1,578,000
DVHS	1,527	0	529,508,809	529,508,809
DVHSS	100	0	30,437,569	30,437,569
EX-XG	5	0	1,778,781	1,778,781
EX-XL	1	0	20,000	20,000
EX-XN	20	0	13,651,024	13,651,024
EX-XR	3	0	18,652,369	18,652,369
EX-XU	2	0	965,701	965,701
EX-XV	480	0	254,102,571	254,102,571
EX-XV (Prorated)	2	0	18,752	18,752
EX366	183	0	192,159	192,159
FR	10	69,428,457	0	69,428,457
FRSS	2	0	611,333	611,333
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,930,031	1,930,031
OV65	3,119	26,769,408	0	26,769,408
OV65S	249	1,915,000	0	1,915,000
PC	5	623,731	0	623,731
SO	54	1,024,208	0	1,024,208
<b>Totals</b>		<b>100,497,304</b>	<b>874,196,621</b>	<b>974,693,925</b>

**2024 CERTIFIED TOTALS**

Property Count: 15,571

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/22/2025 12:36:00PM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,871	2,451.3492	\$20,644,038	\$3,661,208,468	\$2,978,441,078
B	MULTIFAMILY RESIDENCE	30	49.7713	\$0	\$83,542,694	\$82,803,962
C1	VACANT LOTS AND LAND TRACTS	869	809.7706	\$0	\$49,488,187	\$46,520,327
D1	QUALIFIED OPEN-SPACE LAND	49	886.8508	\$0	\$43,622,383	\$426,319
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$87,267	\$86,105
E	RURAL LAND, NON QUALIFIED OPE	57	469.1880	\$0	\$15,040,556	\$14,030,222
F1	COMMERCIAL REAL PROPERTY	390	1,077.0123	\$14,708,258	\$599,118,792	\$595,752,116
F2	INDUSTRIAL AND MANUFACTURIN	15	56.5370	\$0	\$81,699,639	\$81,526,853
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROAD	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELAND COMPANY	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE TELEVISION COMPANY	1		\$0	\$364,111	\$364,111
L1	COMMERCIAL PERSONAL PROPE	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL AND MANUFACTURIN	35		\$0	\$170,209,998	\$106,272,823
M1	TANGIBLE OTHER PERSONAL, MOB	381		\$57,538	\$13,065,391	\$11,456,425
O	RESIDENTIAL INVENTORY	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY TAX	3		\$0	\$940,642	\$940,642
X	TOTALLY EXEMPT PROPERTY	697	964.7776	\$0	\$296,867,239	\$0
<b>Totals</b>			6,872.6528	\$43,032,758	\$5,252,343,339	\$4,149,543,736

**2024 CERTIFIED TOTALS**

Property Count: 1

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/22/2025 12:36:00PM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	1	5.8410	\$0	\$4,277,680	\$4,277,680
Totals			5.8410	\$0	\$4,277,680	\$4,277,680

**2024 CERTIFIED TOTALS**

Property Count: 15,572

CSC - CITY OF SCHERTZ  
Grand Totals

7/22/2025 12:36:00PM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,871	2,451.3492	\$20,644,038	\$3,661,208,468	\$2,978,441,078
B	MULTIFAMILY RESIDENCE	30	49.7713	\$0	\$83,542,694	\$82,803,962
C1	VACANT LOTS AND LAND TRACTS	869	809.7706	\$0	\$49,488,187	\$46,520,327
D1	QUALIFIED OPEN-SPACE LAND	49	886.8508	\$0	\$43,622,383	\$426,319
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$87,267	\$86,105
E	RURAL LAND, NON QUALIFIED OPE	57	469.1880	\$0	\$15,040,556	\$14,030,222
F1	COMMERCIAL REAL PROPERTY	391	1,082.8533	\$14,708,258	\$603,396,472	\$600,029,796
F2	INDUSTRIAL AND MANUFACTURIN	15	56.5370	\$0	\$81,699,639	\$81,526,853
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROAD	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELAND COMPANY	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE TELEVISION COMPANY	1		\$0	\$364,111	\$364,111
L1	COMMERCIAL PERSONAL PROPE	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL AND MANUFACTURIN	35		\$0	\$170,209,998	\$106,272,823
M1	TANGIBLE OTHER PERSONAL, MOB	381		\$57,538	\$13,065,391	\$11,456,425
O	RESIDENTIAL INVENTORY	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY TAX	3		\$0	\$940,642	\$940,642
X	TOTALLY EXEMPT PROPERTY	697	964.7776	\$0	\$296,867,239	\$0
<b>Totals</b>			6,878.4938	\$43,032,758	\$5,256,621,019	\$4,153,821,416

**2024 CERTIFIED TOTALS**

Property Count: 15,571

CSC - CITY OF SCHERTZ  
ARB Approved Totals

7/22/2025 12:36:00PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,734	2,389.7863	\$20,552,862	\$3,652,681,023	\$2,971,048,192
A2	REAL MH AND LAND (LOT) UPON WH	52	19.4603	\$0	\$4,215,195	\$3,491,860
A3	SUBSTANTIAL NON-RES +\$1000	29	34.6049	\$16,106	\$1,819,187	\$1,664,082
A4	LEASEHOLD IMPR RESIDENTIAL	2		\$0	\$131,580	\$131,580
A6	LAND / PERSONAL PROPERTY MH T	69	7.4977	\$75,070	\$2,361,483	\$2,105,364
B		1		\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	16	47.9559	\$0	\$76,587,101	\$76,587,101
B2	MULTI-FAMILY (2-4 UNITS)	13	1.8154	\$0	\$3,312,093	\$2,573,361
C1	VACANT RES & COMM LOTS	533	405.0850	\$0	\$49,209,091	\$46,250,461
C3	NON BUILDABLE COMMON AREAS	338	404.6856	\$0	\$279,096	\$269,866
D1	ACREAGE RANCH LAND	15	227.2108	\$0	\$10,983,149	\$44,605
D2	IMPROVEMENTS ON QUALIFIED LAND	10		\$0	\$87,267	\$86,105
D3	CULTIVATED LAND	6	152.5470	\$0	\$5,160,492	\$37,680
D5	NATIVE PASTURE LAND	24	442.7290	\$0	\$19,210,192	\$41,523
D7	ORCHARDS	6	64.3640	\$0	\$8,268,550	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	23	75.3314	\$0	\$5,491,113	\$4,714,603
E2	REAL MH AND RURAL LAND UPON W	2	1.5000	\$0	\$200,157	\$126,810
E3	REAL PROP & IMPROV ON NON QUAL	4		\$0	\$39,176	\$38,194
E5	RURAL LAND NON-QUALIFIED	33	392.3566	\$0	\$9,310,110	\$9,150,615
F1	REAL COMMERCIAL	368	1,002.7699	\$14,708,258	\$593,697,127	\$590,397,318
F2	REAL INDUSTRIAL	15	56.5370	\$0	\$81,699,639	\$81,526,853
F3	LAND WITH NON-STRUCTURAL IMP	20	74.0124	\$0	\$3,865,598	\$3,798,731
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,556,067	\$1,556,067
J2	GAS COMPANIES	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANIES	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROADS	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELINES	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE COMPANIES	1		\$0	\$364,111	\$364,111
L1	TANGIBLE COMMERCIAL PERSONAL	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL PERSONAL PROPERTY	35		\$0	\$170,209,998	\$106,272,823
M1	MANUFACTURED HOUSE PERSONAL	381		\$57,538	\$13,065,391	\$11,456,425
O1	INVENTORY-RESIDENTIAL	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY	3		\$0	\$940,642	\$940,642
X	EXEMPT	697	964.7776	\$0	\$296,867,239	\$0
<b>Totals</b>			<b>6,872.6528</b>	<b>\$43,032,758</b>	<b>\$5,252,343,339</b>	<b>\$4,149,543,736</b>

**2024 CERTIFIED TOTALS**

Property Count: 1

CSC - CITY OF SCHERTZ  
Under ARB Review Totals

7/22/2025 12:36:00PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
F1	REAL COMMERCIAL	1	5.8410	\$0	\$4,277,680	\$4,277,680
Totals			5.8410	\$0	\$4,277,680	\$4,277,680

**2024 CERTIFIED TOTALS**

Property Count: 15,572

CSC - CITY OF SCHERTZ  
Grand Totals

7/22/2025 12:36:00PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,734	2,389.7863	\$20,552,862	\$3,652,681,023	\$2,971,048,192
A2	REAL MH AND LAND (LOT) UPON WH	52	19.4603	\$0	\$4,215,195	\$3,491,860
A3	SUBSTANTIAL NON-RES +\$1000	29	34.6049	\$16,106	\$1,819,187	\$1,664,082
A4	LEASEHOLD IMPR RESIDENTIAL	2		\$0	\$131,580	\$131,580
A6	LAND / PERSONAL PROPERTY MH T	69	7.4977	\$75,070	\$2,361,483	\$2,105,364
B		1		\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	16	47.9559	\$0	\$76,587,101	\$76,587,101
B2	MULTI-FAMILY (2-4 UNITS)	13	1.8154	\$0	\$3,312,093	\$2,573,361
C1	VACANT RES & COMM LOTS	533	405.0850	\$0	\$49,209,091	\$46,250,461
C3	NON BUILDABLE COMMON AREAS	338	404.6856	\$0	\$279,096	\$269,866
D1	ACREAGE RANCH LAND	15	227.2108	\$0	\$10,983,149	\$44,605
D2	IMPROVEMENTS ON QUALIFIED LAND	10		\$0	\$87,267	\$86,105
D3	CULTIVATED LAND	6	152.5470	\$0	\$5,160,492	\$37,680
D5	NATIVE PASTURE LAND	24	442.7290	\$0	\$19,210,192	\$41,523
D7	ORCHARDS	6	64.3640	\$0	\$8,268,550	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	23	75.3314	\$0	\$5,491,113	\$4,714,603
E2	REAL MH AND RURAL LAND UPON W	2	1.5000	\$0	\$200,157	\$126,810
E3	REAL PROP & IMPROV ON NON QUAL	4		\$0	\$39,176	\$38,194
E5	RURAL LAND NON-QUALIFIED	33	392.3566	\$0	\$9,310,110	\$9,150,615
F1	REAL COMMERCIAL	369	1,008.6109	\$14,708,258	\$597,974,807	\$594,674,998
F2	REAL INDUSTRIAL	15	56.5370	\$0	\$81,699,639	\$81,526,853
F3	LAND WITH NON-STRUCTURAL IMP	20	74.0124	\$0	\$3,865,598	\$3,798,731
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,556,067	\$1,556,067
J2	GAS COMPANIES	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANIES	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROADS	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELINES	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE COMPANIES	1		\$0	\$364,111	\$364,111
L1	TANGIBLE COMMERCIAL PERSONAL	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL PERSONAL PROPERTY	35		\$0	\$170,209,998	\$106,272,823
M1	MANUFACTURED HOUSE PERSONAL	381		\$57,538	\$13,065,391	\$11,456,425
O1	INVENTORY-RESIDENTIAL	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY	3		\$0	\$940,642	\$940,642
X	EXEMPT	697	964.7776	\$0	\$296,867,239	\$0
<b>Totals</b>			<b>6,878.4938</b>	<b>\$43,032,758</b>	<b>\$5,256,621,019</b>	<b>\$4,153,821,416</b>



**2024 CERTIFIED TOTALS**

Property Count: 15,572

CSC - CITY OF SCHERTZ  
Effective Rate Assumption

7/22/2025 12:36:00PM

**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$43,032,758</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$36,664,419</b>

**New Exemptions**

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	2	2023 Market Value	\$346,826
EX-XN	11.252 Motor vehicles leased for personal use	6	2023 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	10	2023 Market Value	\$6,844,038
EX366	HOUSE BILL 366	27	2023 Market Value	\$30,425
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$7,221,289</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$15,000
DV1	Disabled Veterans 10% - 29%	12	\$60,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	11	\$82,500
DV3	Disabled Veterans 50% - 69%	23	\$222,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	156	\$1,332,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	11	\$84,000
DVHS	Disabled Veteran Homestead	163	\$35,875,911
OV65	OVER 65	257	\$2,142,746
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>642</b>	<b>\$39,829,157</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$47,050,446</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$47,050,446</b>

**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
9,253	\$320,607	\$7,773	\$312,834
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
9,243	\$320,690	\$7,738	\$312,952

**2024 CERTIFIED TOTALS**  
CSC - CITY OF SCHERTZ  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1	\$4,277,680.00	\$4,251,153

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SCHERTZ

I, Jeffrey J. Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2025 Taxable Value	\$1,597,782,863
2025 Taxable Value Under Protest	232,382,838
2025 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	185,467,269
2025 Certified Taxable Value Excluding Protests	1,365,400,025

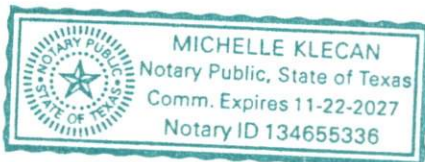
The above values should be used in accordance with the TNT process to calculate the 2025 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2025.



  
Notary Public County of Comal

**2025 CERTIFIED TOTALS**

Property Count: 1,219

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2025

8:22:28AM

Land		Value			
Homesite:		25,218,511			
Non Homesite:		219,472,976			
Ag Market:		126,044,346			
Timber Market:		0	<b>Total Land</b>	(+)	370,735,833
Improvement		Value			
Homesite:		93,936,681			
Non Homesite:		530,748,664	<b>Total Improvements</b>	(+)	624,685,345
Non Real		Count	Value		
Personal Property:	394		1,050,507,121		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	1,050,507,121
					2,045,928,299
Ag	Non Exempt	Exempt			
Total Productivity Market:	126,044,346	0			
Ag Use:	240,120	0	<b>Productivity Loss</b>	(-)	125,804,226
Timber Use:	0	0	<b>Appraised Value</b>	=	1,920,124,073
Productivity Loss:	125,804,226	0			
			<b>Homestead Cap</b>	(-)	1,748,842
			<b>23.231 Cap</b>	(-)	2,701,902
			<b>Assessed Value</b>	=	1,915,673,329
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	550,273,304
			<b>Net Taxable</b>	=	1,365,400,025

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,070,180	1,055,180	4,430.64	4,430.64	5		
OV65	15,269,018	13,239,328	42,574.35	43,822.43	51		
<b>Total</b>	<b>16,339,198</b>	<b>14,294,508</b>	<b>47,004.99</b>	<b>48,253.07</b>	<b>56</b>	<b>Freeze Taxable</b>	(-) 14,294,508
<b>Tax Rate</b>	<b>0.4900000</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,351,105,517

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
6,667,422.02 = 1,351,105,517 \* (0.4900000 / 100) + 47,004.99

Certified Estimate of Market Value: 2,045,928,299  
Certified Estimate of Taxable Value: 1,365,400,025

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 1,219

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2025

8:24:02AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	6	16,500	0	16,500
DV1	6	0	39,000	39,000
DV2	7	0	61,500	61,500
DV3	10	0	70,000	70,000
DV4	55	0	287,710	287,710
DV4S	4	0	18,000	18,000
DVHS	67	0	23,642,505	23,642,505
DVHSS	2	0	851,710	851,710
EX	1	0	3,595,490	3,595,490
EX-XJ	2	0	8,762,370	8,762,370
EX-XV	47	0	60,338,770	60,338,770
EX366	38	0	33,110	33,110
FR	14	451,310,587	0	451,310,587
GIT	1	196,052	0	196,052
LVE	2	0	0	0
OV65	118	1,000,000	0	1,000,000
OV65S	6	50,000	0	50,000
PC	1	0	0	0
<b>Totals</b>		<b>452,573,139</b>	<b>97,700,165</b>	<b>550,273,304</b>

**2025 CERTIFIED TOTALS**

Property Count: 151

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2025

8:22:28AM

Land			Value		
Homesite:			1,869,190		
Non Homesite:			62,039,741		
Ag Market:			37,978,235		
Timber Market:			0	<b>Total Land</b>	(+) 101,887,166
Improvement			Value		
Homesite:			7,234,270		
Non Homesite:			134,541,413	<b>Total Improvements</b>	(+) 141,775,683
Non Real		Count	Value		
Personal Property:	21		31,652,480		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 31,652,480
				<b>Market Value</b>	= 275,315,329
Ag	Non Exempt		Exempt		
Total Productivity Market:	37,978,235		0		
Ag Use:	64,050		0	<b>Productivity Loss</b>	(-) 37,914,185
Timber Use:	0		0	<b>Appraised Value</b>	= 237,401,144
Productivity Loss:	37,914,185		0		
				<b>Homestead Cap</b>	(-) 173,876
				<b>23.231 Cap</b>	(-) 4,739,860
				<b>Assessed Value</b>	= 232,487,408
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 104,570
				<b>Net Taxable</b>	= 232,382,838
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	2,554,779	2,472,779	7,515.35	8,666.15	7
<b>Total</b>	2,554,779	2,472,779	7,515.35	8,666.15	7
<b>Tax Rate</b>	0.4900000				
				<b>Freeze Taxable</b>	(-) 2,472,779
				<b>Freeze Adjusted Taxable</b>	= 229,910,059

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
1,134,074.64 = 229,910,059 \* (0.4900000 / 100) + 7,515.35

Certified Estimate of Market Value: 227,974,677  
Certified Estimate of Taxable Value: 185,467,269  
Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 151

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2025

8:24:02AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV4	2	0	24,000	24,000
EX366	1	0	570	570
OV65	8	80,000	0	80,000
Totals		80,000	24,570	104,570

**2025 CERTIFIED TOTALS**

Property Count: 1,370

CSCH - CITY OF SCHERTZ  
Grand Totals

7/25/2025

8:22:28AM

Land		Value			
Homesite:		27,087,701			
Non Homesite:		281,512,717			
Ag Market:		164,022,581			
Timber Market:		0	<b>Total Land</b>	(+)	472,622,999
Improvement		Value			
Homesite:		101,170,951			
Non Homesite:		665,290,077	<b>Total Improvements</b>	(+)	766,461,028
Non Real		Count	Value		
Personal Property:	415		1,082,159,601		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					1,082,159,601
					2,321,243,628
Ag	Non Exempt	Exempt			
Total Productivity Market:	164,022,581	0			
Ag Use:	304,170	0	<b>Productivity Loss</b>	(-)	163,718,411
Timber Use:	0	0	<b>Appraised Value</b>	=	2,157,525,217
Productivity Loss:	163,718,411	0			
			<b>Homestead Cap</b>	(-)	1,922,718
			<b>23.231 Cap</b>	(-)	7,441,762
			<b>Assessed Value</b>	=	2,148,160,737
			<b>Total Exemptions Amount</b>	(-)	550,377,874
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	1,597,782,863

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,070,180	1,055,180	4,430.64	4,430.64	5			
OV65	17,823,797	15,712,107	50,089.70	52,488.58	58			
<b>Total</b>	<b>18,893,977</b>	<b>16,767,287</b>	<b>54,520.34</b>	<b>56,919.22</b>	<b>63</b>	<b>Freeze Taxable</b>	(-)	16,767,287
<b>Tax Rate</b>	<b>0.4900000</b>							
						<b>Freeze Adjusted Taxable</b>	=	1,581,015,576

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
7,801,496.66 = 1,581,015,576 \* (0.4900000 / 100) + 54,520.34

Certified Estimate of Market Value: 2,273,902,976  
Certified Estimate of Taxable Value: 1,550,867,294

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00



**2025 CERTIFIED TOTALS**

Property Count: 1,370

CSCH - CITY OF SCHERTZ  
Grand Totals

7/25/2025

8:24:02AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	6	16,500	0	16,500
DV1	6	0	39,000	39,000
DV2	7	0	61,500	61,500
DV3	10	0	70,000	70,000
DV4	57	0	311,710	311,710
DV4S	4	0	18,000	18,000
DVHS	67	0	23,642,505	23,642,505
DVHSS	2	0	851,710	851,710
EX	1	0	3,595,490	3,595,490
EX-XJ	2	0	8,762,370	8,762,370
EX-XV	47	0	60,338,770	60,338,770
EX366	39	0	33,680	33,680
FR	14	451,310,587	0	451,310,587
GIT	1	196,052	0	196,052
LVE	2	0	0	0
OV65	126	1,080,000	0	1,080,000
OV65S	6	50,000	0	50,000
PC	1	0	0	0
<b>Totals</b>		<b>452,653,139</b>	<b>97,724,735</b>	<b>550,377,874</b>

**2025 CERTIFIED TOTALS**

Property Count: 1,219

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2025

8:24:02AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	421	162.2893	\$22,980	\$144,904,154	\$117,672,530
C1	VACANT LOTS AND LAND TRACTS	79	158.1964	\$0	\$21,000,688	\$20,271,816
D1	QUALIFIED AG LAND	90	2,063.4956	\$0	\$126,044,346	\$239,757
D2	NON-QUALIFIED LAND	24		\$0	\$245,295	\$245,295
E	FARM OR RANCH IMPROVEMENT	49	393.3164	\$0	\$45,231,782	\$43,760,860
F1	COMMERCIAL REAL PROPERTY	122	731.7216	\$118,149,410	\$505,240,583	\$504,639,852
F2	INDUSTRIAL REAL PROPERTY	12	40.0760	\$0	\$91,602,060	\$91,602,060
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$34,200	\$34,200
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$584,720	\$584,720
J5	RAILROAD	6		\$0	\$7,058,180	\$7,058,180
J6	PIPELAND COMPANY	1		\$0	\$469,220	\$469,220
J7	CABLE TELEVISION COMPANY	8	1.0000	\$0	\$1,187,820	\$1,187,820
L1	COMMERCIAL PERSONAL PROPE	274		\$0	\$784,347,481	\$351,085,723
L2	INDUSTRIAL PERSONAL PROPERT	48		\$0	\$238,479,790	\$220,234,909
M1	TANGIBLE OTHER PERSONAL, MOB	44		\$111,710	\$1,393,810	\$1,199,423
S	SPECIAL INVENTORY TAX	3		\$0	\$5,113,660	\$5,113,660
X	TOTALLY EXEMPT PROPERTY	90	215.6994	\$18,339,360	\$72,990,510	\$0
<b>Totals</b>			<b>3,765.7947</b>	<b>\$136,623,460</b>	<b>\$2,045,928,299</b>	<b>\$1,365,400,025</b>

**2025 CERTIFIED TOTALS**

Property Count: 151

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2025 8:24:02AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	48	22.9354	\$0	\$17,651,663	\$17,332,487
C1	VACANT LOTS AND LAND TRACTS	21	52.3922	\$0	\$7,576,673	\$7,345,730
D1	QUALIFIED AG LAND	15	459.2912	\$0	\$37,978,235	\$64,050
E	FARM OR RANCH IMPROVEMENT	5	91.0940	\$0	\$2,624,980	\$2,624,980
F1	COMMERCIAL REAL PROPERTY	42	271.7297	\$26,876,450	\$173,761,428	\$171,923,681
F2	INDUSTRIAL REAL PROPERTY	1	24.2050	\$0	\$4,069,870	\$1,440,000
L1	COMMERCIAL PERSONAL PROPE	20		\$0	\$31,651,910	\$31,651,910
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$570	\$0
<b>Totals</b>			921.6475	\$26,876,450	\$275,315,329	\$232,382,838

**2025 CERTIFIED TOTALS**

Property Count: 1,370

CSCH - CITY OF SCHERTZ  
Grand Totals

7/25/2025

8:24:02AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	469	185.2247	\$22,980	\$162,555,817	\$135,005,017
C1	VACANT LOTS AND LAND TRACTS	100	210.5886	\$0	\$28,577,361	\$27,617,546
D1	QUALIFIED AG LAND	105	2,522.7868	\$0	\$164,022,581	\$303,807
D2	NON-QUALIFIED LAND	24		\$0	\$245,295	\$245,295
E	FARM OR RANCH IMPROVEMENT	54	484.4104	\$0	\$47,856,762	\$46,385,840
F1	COMMERCIAL REAL PROPERTY	164	1,003.4513	\$145,025,860	\$679,002,011	\$676,563,533
F2	INDUSTRIAL REAL PROPERTY	13	64.2810	\$0	\$95,671,930	\$93,042,060
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$34,200	\$34,200
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$584,720	\$584,720
J5	RAILROAD	6		\$0	\$7,058,180	\$7,058,180
J6	PIPELAND COMPANY	1		\$0	\$469,220	\$469,220
J7	CABLE TELEVISION COMPANY	8	1.0000	\$0	\$1,187,820	\$1,187,820
L1	COMMERCIAL PERSONAL PROPE	294		\$0	\$815,999,391	\$382,737,633
L2	INDUSTRIAL PERSONAL PROPERT	48		\$0	\$238,479,790	\$220,234,909
M1	TANGIBLE OTHER PERSONAL, MOB	44		\$111,710	\$1,393,810	\$1,199,423
S	SPECIAL INVENTORY TAX	3		\$0	\$5,113,660	\$5,113,660
X	TOTALLY EXEMPT PROPERTY	91	215.6994	\$18,339,360	\$72,991,080	\$0
<b>Totals</b>			4,687.4422	\$163,499,910	\$2,321,243,628	\$1,597,782,863

**2025 CERTIFIED TOTALS**

Property Count: 1,219

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2025

8:24:02AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	405	126.3841	\$0	\$141,462,994	\$114,503,476
A2	MH & LAND-SAME OWNER	8	16.2172	\$0	\$1,839,290	\$1,601,064
A3	AUXILIARY IMPROVEMENT	9	19.6880	\$22,980	\$1,601,870	\$1,567,990
C1	VACANT LOTS & TRACTS	79	158.1964	\$0	\$21,000,688	\$20,271,816
D1	QUALIFIED AGRICULTURAL LAND	90	2,063.4956	\$0	\$126,044,346	\$239,757
D2	AG IMPTS ON QUALIFIED AG LAND	24		\$0	\$245,295	\$245,295
E1	RESIDENTIAL IMPTS ON LARGE NON	29	161.1216	\$0	\$13,865,211	\$13,607,669
E2	MANUFACTURED HOUSING ON LAR	5	4.5000	\$0	\$442,478	\$340,627
E3	AUXILIARY IMPTS ON LARGE NON Q	2		\$0	\$12,264	\$12,264
E4	LARGE VACANT NON QUALIFYING L	17	227.6948	\$0	\$30,911,829	\$29,800,300
F1	COMMERCIAL IMPROVED	110	666.8448	\$118,149,410	\$492,744,802	\$492,540,626
F2	INDUSTRIAL IMPROVED	12	40.0760	\$0	\$91,602,060	\$91,602,060
F4	AUXILIARY IMPRV COMM HBU LAND	13	64.8768	\$0	\$12,495,781	\$12,099,226
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$34,200	\$34,200
J4	TELEPHONE COMPANIES AND TEL C	14		\$0	\$584,720	\$584,720
J5	RAILROAD	6		\$0	\$7,058,180	\$7,058,180
J6	PIPELINES	1		\$0	\$469,220	\$469,220
J7	CABLE COMPANIES	8	1.0000	\$0	\$1,187,820	\$1,187,820
L1	PERSONAL PROPERTY: COMMERCIA	274		\$0	\$784,347,481	\$351,085,723
L2A	Conversion	2		\$0	\$52,270	\$52,270
L2C	Conversion	12		\$0	\$79,789,870	\$61,544,989
L2G	Conversion	15		\$0	\$123,993,210	\$123,993,210
L2J	Conversion	9		\$0	\$6,316,770	\$6,316,770
L2M	Conversion	3		\$0	\$27,661,540	\$27,661,540
L2P	Conversion	4		\$0	\$160,920	\$160,920
L2Q	Conversion	3		\$0	\$505,210	\$505,210
M1	MOBILE HOME WITH NO LAND	44		\$111,710	\$1,393,810	\$1,199,423
S	DO NOT USE - Created to Match Bexar	3		\$0	\$5,113,660	\$5,113,660
X		90	215.6994	\$18,339,360	\$72,990,510	\$0
<b>Totals</b>			<b>3,765.7947</b>	<b>\$136,623,460</b>	<b>\$2,045,928,299</b>	<b>\$1,365,400,025</b>

**2025 CERTIFIED TOTALS**

Property Count: 151

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2025 8:24:02AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	46	17.9394	\$0	\$17,354,663	\$17,040,312
A2	MH & LAND-SAME OWNER	2	4.9960	\$0	\$297,000	\$292,175
C1	VACANT LOTS & TRACTS	21	52.3922	\$0	\$7,576,673	\$7,345,730
D1	QUALIFIED AGRICULTURAL LAND	15	459.2912	\$0	\$37,978,235	\$64,050
E4	LARGE VACANT NON QUALIFYING L	5	91.0940	\$0	\$2,624,980	\$2,624,980
F1	COMMERCIAL IMPROVED	39	190.3637	\$26,876,450	\$161,166,308	\$160,199,581
F2	INDUSTRIAL IMPROVED	1	24.2050	\$0	\$4,069,870	\$1,440,000
F4	AUXILIARY IMPRV COMM HBU LAND	3	81.3660	\$0	\$12,595,120	\$11,724,100
L1	PERSONAL PROPERTY: COMMERCIA	20		\$0	\$31,651,910	\$31,651,910
X		1		\$0	\$570	\$0
<b>Totals</b>			921.6475	\$26,876,450	\$275,315,329	\$232,382,838

**2025 CERTIFIED TOTALS**

Property Count: 1,370

CSCH - CITY OF SCHERTZ

Grand Totals

7/25/2025

8:24:02AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	451	144.3235	\$0	\$158,817,657	\$131,543,788
A2	MH & LAND-SAME OWNER	10	21.2132	\$0	\$2,136,290	\$1,893,239
A3	AUXILIARY IMPROVEMENT	9	19.6880	\$22,980	\$1,601,870	\$1,567,990
C1	VACANT LOTS & TRACTS	100	210.5886	\$0	\$28,577,361	\$27,617,546
D1	QUALIFIED AGRICULTURAL LAND	105	2,522.7868	\$0	\$164,022,581	\$303,807
D2	AG IMPTS ON QUALIFIED AG LAND	24		\$0	\$245,295	\$245,295
E1	RESIDENTIAL IMPTS ON LARGE NON	29	161.1216	\$0	\$13,865,211	\$13,607,669
E2	MANUFACTURED HOUSING ON LAR	5	4.5000	\$0	\$442,478	\$340,627
E3	AUXILIARY IMPTS ON LARGE NON Q	2		\$0	\$12,264	\$12,264
E4	LARGE VACANT NON QUALIFYING L	22	318.7888	\$0	\$33,536,809	\$32,425,280
F1	COMMERCIAL IMPROVED	149	857.2085	\$145,025,860	\$653,911,110	\$652,740,207
F2	INDUSTRIAL IMPROVED	13	64.2810	\$0	\$95,671,930	\$93,042,060
F4	AUXILIARY IMPRV COMM HBU LAND	16	146.2428	\$0	\$25,090,901	\$23,823,326
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$34,200	\$34,200
J4	TELEPHONE COMPANIES AND TEL C	14		\$0	\$584,720	\$584,720
J5	RAILROAD	6		\$0	\$7,058,180	\$7,058,180
J6	PIPELINES	1		\$0	\$469,220	\$469,220
J7	CABLE COMPANIES	8	1.0000	\$0	\$1,187,820	\$1,187,820
L1	PERSONAL PROPERTY: COMMERCIA	294		\$0	\$815,999,391	\$382,737,633
L2A	Conversion	2		\$0	\$52,270	\$52,270
L2C	Conversion	12		\$0	\$79,789,870	\$61,544,989
L2G	Conversion	15		\$0	\$123,993,210	\$123,993,210
L2J	Conversion	9		\$0	\$6,316,770	\$6,316,770
L2M	Conversion	3		\$0	\$27,661,540	\$27,661,540
L2P	Conversion	4		\$0	\$160,920	\$160,920
L2Q	Conversion	3		\$0	\$505,210	\$505,210
M1	MOBILE HOME WITH NO LAND	44		\$111,710	\$1,393,810	\$1,199,423
S	DO NOT USE - Created to Match Bexar	3		\$0	\$5,113,660	\$5,113,660
X		91	215.6994	\$18,339,360	\$72,991,080	\$0
<b>Totals</b>			<b>4,687.4422</b>	<b>\$163,499,910</b>	<b>\$2,321,243,628</b>	<b>\$1,597,782,863</b>

**2025 CERTIFIED TOTALS**

Property Count: 1,370

CSCH - CITY OF SCHERTZ  
Effective Rate Assumption

7/25/2025

8:24:02AM

**New Value**

TOTAL NEW VALUE MARKET:	\$163,499,910
TOTAL NEW VALUE TAXABLE:	\$77,104,190

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	7	2024 Market Value	\$42,370
ABSOLUTE EXEMPTIONS VALUE LOSS				\$42,370

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DVHS	Disabled Veteran Homestead	2	\$368,723
OV65	OVER 65	3	\$20,000
PARTIAL EXEMPTIONS VALUE LOSS		6	\$400,723
NEW EXEMPTIONS VALUE LOSS			\$443,093

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$443,093

**New Ag / Timber Exemptions****New Annexations**

Count	Market Value	Taxable Value
17	\$8,150,940	\$766,665

**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
347	\$347,646	\$5,536	\$342,110
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
338	\$350,778	\$4,743	\$346,035



**2025 CERTIFIED TOTALS**  
CSCH - CITY OF SCHERTZ  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
151	\$275,315,329.00	\$185,467,269

## Lower Value Detail Report: 2025

7/22/2025

8:28:03AM

			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	24229	Market	\$1,118,576	\$2,092,440	\$2,150
	Geo ID	160085000200	Taxable	\$2,480	\$2,150	
	DOUG CAMPBELL, BLOCK 1, LOT 2		AG	\$1,118,576	\$2,092,440	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27485	Market	\$149,770	\$179,330	\$149,770
	Geo ID	170190000100	Taxable	\$149,770	\$179,330	
	FREEWAY MANOR, BLOCK 1, LOT 1 GR PT		AG	\$0	\$0	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27486	Market	\$39,220	\$39,220	\$39,220
	Geo ID	170190000200	Taxable	\$39,220	\$39,220	
	FREEWAY MANOR, BLOCK 1, LOT 2 GR PT, ACRES 0.2359		AG	\$0	\$0	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27487	Market	\$41,090	\$41,090	\$41,090
	Geo ID	170190000300	Taxable	\$41,090	\$41,090	
	FREEWAY MANOR, BLOCK 1, LOT 3 GR PT, ACRES 0.2471		AG	\$0	\$0	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27488	Market	\$51,200	\$51,200	\$51,200
	Geo ID	170190000400	Taxable	\$51,200	\$51,200	
	FREEWAY MANOR, BLOCK 1, LOT 4 GR PT, ACRES 0.2768		AG	\$0	\$0	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27489	Market	\$49,380	\$49,380	\$49,380
	Geo ID	170190000500	Taxable	\$49,380	\$49,380	
	FREEWAY MANOR, BLOCK 1, LOT 5 GR PT, ACRES 0.267		AG	\$0	\$0	
			Exemption	\$0	\$0	
			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27499	Market	\$28,714	\$33,490	\$28,714
	Geo ID	170190001400	Taxable	\$28,714	\$33,490	
	FREEWAY MANOR, BLOCK 1, LOT 14		AG	\$0	\$0	
			Exemption	\$0	\$0	

## Lower Value Detail Report: 2025

7/22/2025

8:28:03AM

			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	27500	Market	\$27,116		\$27,116
	Geo ID	170190001500	Taxable	\$27,116		
	FREEWAY MANOR, BLOCK 1, LOT 15		AG	\$0		
			Exemption	\$0		
CSCH	Property	27501	Market	\$27,620		\$27,620
	Geo ID	170190001600	Taxable	\$27,620		
	FREEWAY MANOR, BLOCK 1, LOT 16		AG	\$0		
			Exemption	\$0		
CSCH	Property	30130	Market	\$535,800		\$535,800
	Geo ID	210090000200	Taxable	\$535,800		
	H T S 2		AG	\$0		
			Exemption	\$0		
CSCH	Property	39822	Market	\$300,070		\$272,111
	Geo ID	380490010500	Taxable	\$300,070	\$272,111	\$272,111
	NORTHCLIFFE COUNTRY CLUB ESTATES 2, BLOCK 3, LOT 45		AG	\$0		
			Exemption	\$0		
CSCH	Property	39832	Market	\$321,590		\$321,590
	Geo ID	380490011500	Taxable	\$321,590		
	NORTHCLIFFE COUNTRY CLUB ESTATES 2, BLOCK 29, LOT 1		AG	\$0		
			Exemption	\$0		
CSCH	Property	39838	Market	\$255,105		\$255,105
	Geo ID	380490012100	Taxable	\$255,105		
	NORTHCLIFFE COUNTRY CLUB ESTATES 2, BLOCK 29, LOT 7		AG	\$0		
			Exemption	\$0		
CSCH	Property	39888	Market	\$330,464		\$330,464
	Geo ID	380490017100	Taxable	\$330,464		
	NORTHCLIFFE COUNTRY CLUB ESTATES 3, BLOCK 29, LOT 38		AG	\$0		
			Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	39889	Market	\$324,730		\$283,348
	Geo ID	380490017200	Taxable	\$283,348		
	NORTHCLIFFE COUNTRY CLUB ESTATES 3,		AG	\$0		
	BLOCK 29, LOT 39		Exemption	\$0		
CSCH	Property	39890	Market	\$605,901		\$433,949
	Geo ID	380490017300	Taxable	\$433,949		
	NORTHCLIFFE COUNTRY CLUB ESTATES 3,		AG	\$0		
	BLOCK 29, LOT 40		Exemption	\$0		
CSCH	Property	39892	Market	\$316,069		\$316,069
	Geo ID	380491000200	Taxable	\$316,069		
	NORTHCLIFFE #1, LOT 2 A-685 SUR-257 J F		AG	\$0		
	ZEPEDA, ACRES .447		Exemption	\$0		
CSCH	Property	39898	Market	\$358,460		\$358,372
	Geo ID	380493000500	Taxable	\$358,372		
	NORTHCLIFFE ESTATES MODEL HOME PARK,		AG	\$0		
	BLOCK 11, LOT 5		Exemption	\$0		
CSCH	Property	43645	Market	\$1,081,276		\$1,081,276
	Geo ID	400600000300	Taxable	\$1,081,276		
	OLSON TRACTS (A-175 SUR- 98 R GARZA),		AG	\$0		
	TRACT 3, ACRES 4.996		Exemption	\$0		
CSCH	Property	56762	Market	\$1,154,150		\$1,153,960
	Geo ID	500717000201	Taxable	\$1,154,150		
	SHEFMAN SCHUETZ, LOT 2		AG	\$0		
			Exemption	\$0		
CSCH	Property	66762	Market	\$7,188,681		\$7,188,681
	Geo ID	550678000700	Taxable	\$7,188,681		
	TRI COUNTY BUSINESS & INDUSTRIAL PARK 2,		AG	\$0		
	BLOCK 1, LOT 7 (GCAD PID 44527, TOTAL ACRES		Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property 66763	Market	\$7,226,081	\$10,255,390		\$7,226,081
	Geo ID 550678000800	Taxable	\$7,226,081	\$10,255,390		
	TRI COUNTY BUSINESS & INDUSTRIAL PARK 2,	AG	\$0	\$0		
	BLOCK 1, LOT 8	Exemption	\$0	\$0		
CSCH	Property 66773	Market	\$2,972,968	\$4,077,788		\$2,972,968
	Geo ID 550678002200	Taxable	\$2,972,968	\$4,077,788		
	TRI COUNTY BUSINESS & INDUSTRIAL PARK 3,	AG	\$0	\$0		
	BLOCK 4, LOT 10 (GCAD PID 44538, TOTAL ACRES	Exemption	\$0	\$0		
CSCH	Property 66783	Market	\$24,000,000	\$30,422,490		\$24,000,000
	Geo ID 550679000100	Taxable	\$24,000,000	\$30,422,490		
	TRI-CO BUS & IND PK/BLOCK DIST 4, BLOCK 1,	AG	\$0	\$0		
	LOT 18	Exemption	\$0	\$0		
CSCH	Property 66793	Market	\$75,500	\$75,500		\$75,500
	Geo ID 550680000301	Taxable	\$75,500	\$75,500		
	TRI COUNTY DEVELOPMENT PARK, LOT 14 SM PT	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 67434	Market	\$2,429,600	\$2,830,360		\$2,269,800
	Geo ID 560046000900	Taxable	\$2,269,800	\$2,723,760		
	VESTAL 1, BLOCK 2, LOT 3, ACRES 5.139	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 73254	Market	\$5,727,097	\$5,727,097		\$5,727,097
	Geo ID 740018000200	Taxable	\$5,727,097	\$5,727,097		
	A- 18 SUR-262 C P ABBOTT, ACRES 58.797, A-436	AG	\$0	\$0		
	SUR- 97 J NELSON	Exemption	\$0	\$0		
CSCH	Property 74582	Market	\$579,350	\$471,800		\$388,824
	Geo ID 740134000902	Taxable	\$388,824	\$466,589		
	A-134 SUR-514 J DE CORDOVA, ACRES 4.	AG	\$0	\$0		
		Exemption	\$0	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	75308	Market	\$360,229		\$360,229
	Geo ID	740175004205	Taxable	\$360,229		
	A-175 SUR- 98	R GARZA, ACRES 3.039	AG	\$0		
			Exemption	\$0		
CSCH	Property	75323	Market	\$1,149,180		\$1,149,180
	Geo ID	740175005000	Taxable	\$1,149,180		
	A-175 SUR- 98	R GARZA, ACRES 5.1095	AG	\$0		
			Exemption	\$0		
CSCH	Property	75325	Market	\$112,252		\$112,252
	Geo ID	740175005101	Taxable	\$112,252		
	A-175 SUR- 98	R GARZA, ACRES 7.49	AG	\$0		
			Exemption	\$0		
CSCH	Property	75326	Market	\$5,530		\$5,530
	Geo ID	740175005102	Taxable	\$5,530		
	A-175 SUR- 98	R GARZA, ACRES 0.29	AG	\$0		
			Exemption	\$0		
CSCH	Property	75353	Market	\$190,330		\$183,251
	Geo ID	740175006400	Taxable	\$183,251		
	A-175 SUR- 98	R GARZA, ACRES 1.0	AG	\$0		
			Exemption	\$0		
CSCH	Property	75356	Market	\$305,710		\$305,710
	Geo ID	740175006600	Taxable	\$305,710		
	A-175 SUR- 98	R GARZA, ACRES .714	AG	\$0		
			Exemption	\$0		
CSCH	Property	75381	Market	\$1,071,760		\$1,071,760
	Geo ID	740175013400	Taxable	\$1,071,760		
	A-175 SUR- 98	R GARZA, ACRES 56.182	AG	\$0		
			Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property 75450	Market	\$416,767	\$576,910		\$416,767
	Geo ID 740182000700	Taxable	\$416,767	\$500,120		
	A-182 SUR-258 C M GAHAGAN, ACRES 2.408	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 75452	Market	\$3,910,869	\$3,910,869		\$4,240
	Geo ID 740182000800	Taxable	\$4,240	\$4,240		
	A-182 SUR-258 C M GAHAGAN, ACRES 43.2942,	AG	\$3,910,869	\$3,910,869		
	A-685 SUR-257 J F ZEPEDA	Exemption	\$0	\$0		
CSCH	Property 75456	Market	\$868,004	\$868,004		\$940
	Geo ID 740182001001	Taxable	\$940	\$940		
	A-182 SUR-258 C M GAHAGAN, ACRES 9.609,	AG	\$868,004	\$868,004		
	A-685 SUR-257 J F ZEPEDA	Exemption	\$0	\$0		
CSCH	Property 77739	Market	\$5,323,900	\$5,467,790		\$1,414,620
	Geo ID 740383017400	Taxable	\$1,414,620	\$1,453,750		
	A-383 SUR-114 V MICHELI, ACRES 110.108	AG	\$3,921,120	\$4,027,100		
		Exemption	\$0	\$0		
CSCH	Property 78047	Market	\$696,400	\$852,640	\$696,565	\$580
	Geo ID 740414001202	Taxable	\$690	\$580		
	A-414 SUR-113 R MARTIN & J F WALKER, ACRES 7.041	AG	\$696,400	\$852,640		
		Exemption	\$0	\$0		
CSCH	Property 78233	Market	\$853,440	\$853,440		\$472,236
	Geo ID 740430004700	Taxable	\$472,236	\$566,683		
	A-430 SUR-259 J NOYES, ACRES 6.855	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 81154	Market	\$392,870	\$282,640	\$250,000	\$250,000
	Geo ID 780671004600	Taxable	\$392,870	\$282,640		
	A-671 SUR- 95 E WOODRUFF, ACRES 4.996	AG	\$0	\$0		
		Exemption	\$0	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	81292	Market	\$72,670		\$72,670
	Geo ID	780685001402	Taxable	\$72,670		
	A-685 SUR-257 J F ZEPEDA, ACRES 3.81		AG	\$0		
			Exemption	\$0		
CSCH	Property	81298	Market	\$6,207,802		\$6,350
	Geo ID	780685001600	Taxable	\$6,350		
	A-685 SUR-257 J F ZEPEDA, ACRES 64.778, A-182 SUR-258 C M GAHAGAN		AG	\$6,207,802		
			Exemption	\$0		
CSCH	Property	88203	Market	\$533,540		\$533,540
	Geo ID	2010000158700	Taxable	\$533,540		
	BUSINESS PERSONAL PROPERTY		AG	\$0		
			Exemption	\$0		
CSCH	Property	88417	Market	\$2,770,560		\$358,290
	Geo ID	2010070002500	Taxable	\$2,770,560		
	LEASED VEHICLE(S)		AG	\$0		
			Exemption	\$0		
CSCH	Property	93237	Market	\$279,780		\$200,950
	Geo ID	2018497000000	Taxable	\$279,780		
	LEASED EQUIPMENT		AG	\$0		
			Exemption	\$0		
CSCH	Property	102745	Market	\$20,161,110		\$20,161,110
	Geo ID	160101000200	Taxable	\$20,161,110		
	DOERR INDUSTRIAL, BLOCK 1, LOT 3		AG	\$0		
			Exemption	\$0		
CSCH	Property	104522	Market	\$1,162,540		\$1,162,540
	Geo ID	500410001300	Taxable	\$1,162,540		
	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 13		AG	\$0		
			Exemption	\$0		



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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	104525	Market	\$2,089,614		\$1,980,000
	Geo ID	500410001600	Taxable	\$1,980,000		
	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 16		AG	\$0		
			Exemption	\$0		
CSCH	Property	104531	Market	\$736,336		\$736,336
	Geo ID	500410002200	Taxable	\$736,336		
	SCHERTZ INDUSTRIAL PARK, BLOCK 2, LOT 6		AG	\$0		
			Exemption	\$0		
CSCH	Property	104539	Market	\$779,440		\$733,110
	Geo ID	500410003000	Taxable	\$779,440		
	SCHERTZ INDUSTRIAL PARK, BLOCK 2, LOT 14		AG	\$0		
			Exemption	\$0		
CSCH	Property	108282	Market	\$268,235		\$268,235
	Geo ID	170049000800	Taxable	\$268,235		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 12, LOT 6		AG	\$0		
			Exemption	\$0		
CSCH	Property	108297	Market	\$320,000		\$320,000
	Geo ID	170049002300	Taxable	\$320,000		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 12, LOT 21		AG	\$0		
			Exemption	\$0		
CSCH	Property	108317	Market	\$297,560		\$235,000
	Geo ID	170049004300	Taxable	\$297,560		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 13, LOT 10		AG	\$0		
			Exemption	\$0		
CSCH	Property	108318	Market	\$320,320		\$320,320
	Geo ID	170049004400	Taxable	\$320,320		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 13, LOT 11		AG	\$0		
			Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	108319	Market	\$323,260		\$323,260
	Geo ID	170049004500	Taxable	\$323,260		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 13,		AG	\$0		
	LOT 12		Exemption	\$0		
CSCH	Property	108321	Market	\$293,560		\$293,560
	Geo ID	170049004800	Taxable	\$293,560		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 13,		AG	\$0		
	LOT 14		Exemption	\$0		
CSCH	Property	108322	Market	\$352,820		\$290,000
	Geo ID	170049004900	Taxable	\$311,157	\$290,000	\$290,000
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 13,		AG	\$0		
	LOT 15		Exemption	\$0		
CSCH	Property	108332	Market	\$300,335		\$290,335
	Geo ID	170049005900	Taxable	\$290,335		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 17,		AG	\$0		
	LOT 4		Exemption	\$0		
CSCH	Property	108336	Market	\$278,873		\$278,873
	Geo ID	170049006300	Taxable	\$278,873		
	FAIRWAYS AT SCENIC HILLS 1 (THE), BLOCK 17,		AG	\$0		
	LOT 8		Exemption	\$0		
CSCH	Property	110431	Market	\$920		\$0
	Geo ID	2010000207000	Taxable	\$0		
	LEASED EQUIPMENT (T)		AG	\$0		
			Exemption	\$920		
CSCH	Property	114972	Market	\$3,403,779		\$3,240,080
	Geo ID	560046001100	Taxable	\$3,403,779		
	VESTAL 1B, BLOCK 1, LOT 9		AG	\$0		
			Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property 119021	Market	\$269,699	\$278,040		\$269,699
	Geo ID 740414002502	Taxable	\$269,699	\$278,040		
	A-414 SUR-113 R MARTIN & J F WALKER, ACRES	AG	\$0	\$0		
	1.3	Exemption	\$0	\$0		
CSCH	Property 119172	Market	\$281,320	\$281,320		\$281,320
	Geo ID 2010000377800	Taxable	\$281,320	\$281,320		
	BUSINESS PERSONAL PROPERTY	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 121896	Market	\$34,330	\$34,330		\$34,330
	Geo ID 780685001504	Taxable	\$34,330	\$34,330		
	A-685 SUR-257 J F ZEPEDA, ACRES 1.8	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 121897	Market	\$274,984	\$301,640		\$274,984
	Geo ID 170049006600	Taxable	\$274,984	\$301,640		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 13,	AG	\$0	\$0		
	LOT 25	Exemption	\$0	\$0		
CSCH	Property 121903	Market	\$366,000	\$366,000		\$366,000
	Geo ID 170049007200	Taxable	\$366,000	\$366,000		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 13,	AG	\$0	\$0		
	LOT 31	Exemption	\$0	\$0		
CSCH	Property 121904	Market	\$350,000	\$376,870		\$350,000
	Geo ID 170049007300	Taxable	\$350,000	\$376,870		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 13,	AG	\$0	\$0		
	LOT 32	Exemption	\$0	\$0		
CSCH	Property 121905	Market	\$390,130	\$391,270		\$390,130
	Geo ID 170049007400	Taxable	\$390,130	\$391,270		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 13,	AG	\$0	\$0		
	LOT 33	Exemption	\$0	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	121920	Market	\$288,519		\$288,519
	Geo ID	170049008900	Taxable	\$288,519		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 14,		AG	\$0		
	LOT 3 (GCAD PID 135529), ACRES .2245		Exemption	\$0		
CSCH	Property	121923	Market	\$284,000		\$284,000
	Geo ID	170049009300	Taxable	\$284,000		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 14,		AG	\$0		
	LOT 16 (GCAD PID 117423), ACRES 0.2615		Exemption	\$0		
CSCH	Property	121928	Market	\$300,232		\$300,232
	Geo ID	170049009800	Taxable	\$300,232		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 14,		AG	\$0		
	LOT 33		Exemption	\$0		
CSCH	Property	121933	Market	\$318,025		\$318,025
	Geo ID	170049010300	Taxable	\$318,025		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 14,		AG	\$0		
	LOT 38		Exemption	\$0		
CSCH	Property	121936	Market	\$266,180		\$266,180
	Geo ID	170049010600	Taxable	\$266,180		
	FAIRWAYS AT SCENIC HILLS 2 (THE), BLOCK 14,		AG	\$0		
	LOT 41		Exemption	\$0		
CSCH	Property	121985	Market	\$180,372		\$130,284
	Geo ID	100071000600	Taxable	\$130,284		
	BENEVEST, BLOCK 1, LOT 6		AG	\$0		
			Exemption	\$0		
CSCH	Property	121988	Market	\$132,516		\$120,000
	Geo ID	100071000900	Taxable	\$120,000		
	BENEVEST, BLOCK 1, LOT 9		AG	\$0		
			Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	146052	Market	\$1,479,169		\$1,479,169
	Geo ID	740414001002	Taxable	\$1,479,169		
	A-414 SUR-113 R MARTIN & J F WALKER, ACRES		AG	\$0		
	10.153		Exemption	\$0		
CSCH	Property	146904	Market	\$417,025	\$400,000	\$400,000
	Geo ID	170049012300	Taxable	\$407,025		
	FAIRWAYS AT SCENIC HILLS 3B (THE), BLOCK 15,		AG	\$0		
	LOT 21		Exemption	\$0		
CSCH	Property	146905	Market	\$478,394		\$456,394
	Geo ID	170049012400	Taxable	\$456,394		
	FAIRWAYS AT SCENIC HILLS 3B (THE), BLOCK 15,		AG	\$0		
	LOT 22		Exemption	\$0		
CSCH	Property	146906	Market	\$350,262		\$350,262
	Geo ID	170049012500	Taxable	\$350,262		
	FAIRWAYS AT SCENIC HILLS 3B (THE), BLOCK 15,		AG	\$0		
	LOT 23		Exemption	\$0		
CSCH	Property	146926	Market	\$274,701		\$264,701
	Geo ID	170049014500	Taxable	\$264,701		
	FAIRWAYS AT SCENIC HILLS 3B (THE), BLOCK 17,		AG	\$0		
	LOT 21		Exemption	\$0		
CSCH	Property	146927	Market	\$430,480		\$430,480
	Geo ID	170049014600	Taxable	\$430,480		
	FAIRWAYS AT SCENIC HILLS 3B (THE), BLOCK 17,		AG	\$0		
	LOT 22 (GCAD PID 126136), ACRES .2623		Exemption	\$0		
CSCH	Property	147738	Market	\$3,640,071		\$3,590
	Geo ID	560176000100	Taxable	\$3,590		
	W H H T DEVELOPMENT, BLOCK 1, LOT 1 LG PT,		AG	\$3,640,071		
	ACRES 24.614		Exemption	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property 147739	Market	\$1,882,848	\$1,941,080		\$2,010
	Geo ID 560176000200	Taxable	\$2,010	\$2,220		
	W H H T DEVELOPMENT, BLOCK 1, LOT 2 LG PT,	AG	\$1,882,848	\$1,941,080		
	ACRES 13.796	Exemption	\$0	\$0		
CSCH	Property 147740	Market	\$2,002,536	\$2,064,470		\$2,140
	Geo ID 560176000300	Taxable	\$2,140	\$2,360		
	W H H T DEVELOPMENT, BLOCK 1, LOT 3 LG PT,	AG	\$2,002,536	\$2,064,470		
	ACRES 14.673	Exemption	\$0	\$0		
CSCH	Property 147741	Market	\$2,937,684	\$3,028,540		\$3,770
	Geo ID 560176000400	Taxable	\$3,770	\$4,160		
	W H H T DEVELOPMENT, BLOCK 1, LOT 4 LG PT,	AG	\$2,937,684	\$3,028,540		
	ACRES 25.846	Exemption	\$0	\$0		
CSCH	Property 149169	Market	\$1,140,458	\$1,249,470		\$1,094,839
	Geo ID 500400000200	Taxable	\$1,094,839	\$1,249,470		
	SCHERTZ FIRE/EMS STATION NO. 2, BLOCK 1,	AG	\$0	\$0		
	LOT 3	Exemption	\$0	\$0		
CSCH	Property 150158	Market	\$950,357	\$970,690		\$950,357
	Geo ID 220392000100	Taxable	\$950,357	\$970,690		
	HUBERTUS RETAIL, BLOCK 1, LOT 2	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 150168	Market	\$480,960	\$488,020		\$439,669
	Geo ID 170042000100	Taxable	\$439,669	\$483,636		
	FAIRWAY RIDGE 2, BLOCK 1, LOT 16	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 150179	Market	\$332,879	\$363,920		\$332,879
	Geo ID 170042001200	Taxable	\$332,879	\$363,920		
	FAIRWAY RIDGE 2, BLOCK 1, LOT 27	AG	\$0	\$0		
		Exemption	\$0	\$0		

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	150192	Market	\$412,600		\$402,397
	Geo ID	170042002500	Taxable	\$402,397		
	FAIRWAY RIDGE 2, BLOCK 4, LOT 2		AG	\$0		
			Exemption	\$0		
CSCH	Property	150203	Market	\$402,980		\$402,980
	Geo ID	170042003600	Taxable	\$402,980		
	FAIRWAY RIDGE 2, BLOCK 4, LOT 44		AG	\$0		
			Exemption	\$0		
CSCH	Property	152249	Market	\$370,540		\$340,710
	Geo ID	450616001600	Taxable	\$340,710		
	RIATA 2, BLOCK 1, LOT 16		AG	\$0		
			Exemption	\$0		
CSCH	Property	152251	Market	\$319,440		\$288,310
	Geo ID	450616001800	Taxable	\$288,310		
	RIATA 2, BLOCK 1, LOT 18		AG	\$0		
			Exemption	\$0		
CSCH	Property	152254	Market	\$365,390		\$285,000
	Geo ID	450616002100	Taxable	\$333,202	\$285,000	
	RIATA 2, BLOCK 1, LOT 21		AG	\$0		
			Exemption	\$0		
CSCH	Property	152911	Market	\$1,128,670		\$1,128,670
	Geo ID	2010000500300	Taxable	\$1,128,670		
	LEASED EQUIPMENT (T)		AG	\$0		
			Exemption	\$0		
CSCH	Property	256627	Market	\$13,848,810		\$10,063,350
	Geo ID	220392000104	Taxable	\$13,848,810		
	HUBERTUS RETAIL, BLOCK 1, LOT 6 LG PT		AG	\$0		
			Exemption	\$0		

## Lower Value Detail Report: 2025

			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	361878	Market	\$12,877,341		\$12,877,341
	Geo ID	160297000100	Taxable	\$12,877,341		
	ENTERPRISE INDUSTRIAL PARK, BLOCK 1, LOT 9		AG	\$0		
			Exemption	\$0		
CSCH	Property	361925	Market	\$1,072,202		\$1,023,110
	Geo ID	420486000100	Taxable	\$1,072,202		
	PESADO, BLOCK 1, LOT 7		AG	\$0		
			Exemption	\$0		
CSCH	Property	372209	Market	\$2,985,290		\$2,268,132
	Geo ID	210085000100	Taxable	\$2,268,132		
	HGV INVESTMENTS 1, LOT 1		AG	\$0		
			Exemption	\$0		
CSCH	Property	376448	Market	\$72,580		\$61,270
	Geo ID	2010000618800	Taxable	\$72,580		
	LEASED VEHICLES		AG	\$0		
			Exemption	\$0		
CSCH	Property	376521	Market	\$1,975,200		\$1,937,310
	Geo ID	2010000621800	Taxable	\$1,975,200		
	LEASED VEHICLE (S) (T)		AG	\$0		
			Exemption	\$0		
CSCH	Property	377261	Market	\$15,335		\$15,335
	Geo ID	740175013403	Taxable	\$15,335		
	A-175 SUR- 98 R GARZA, ACRES 0.83		AG	\$0		
			Exemption	\$0		
CSCH	Property	379037	Market	\$385,680		\$385,680
	Geo ID	150360002000	Taxable	\$385,680		
	CYPRESS POINT 1, BLOCK 2, LOT 10		AG	\$0		
			Exemption	\$0		



## Lower Value Detail Report: 2025

			<u>Previous Year</u>	<u>Current Year</u>	<u>Taxpayer Opinion</u>	<u>Value Used</u>
CSCH	Property	379061	Market	\$393,350		\$393,350
	Geo ID	150360004400	Taxable	\$393,350		
	CYPRESS POINT 1, BLOCK 4, LOT 4		AG	\$0		
			Exemption	\$0		
CSCH	Property	383144	Market	\$1,310		\$1,310
	Geo ID	2010000921100	Taxable	\$1,310		
	LEASED VEHICLES		AG	\$0		
			Exemption	\$0		
CSCH	Property	389324	Market	\$15,000	\$15,000	\$15,000
	Geo ID	2010001045300	Taxable	\$15,000		
	BUSINESS PERSONAL PROPERTY		AG	\$0		
			Exemption	\$0		
CSCH	Property	389410	Market	\$5,500,000		\$5,500,000
	Geo ID	740414002600	Taxable	\$5,500,000		
	A-414 SUR-113 R MARTIN & J F WALKER, ACRES 7.48		AG	\$0		
			Exemption	\$0		
CSCH	Property	390091	Market	\$461,370		\$449,370
	Geo ID	150360009700	Taxable	\$449,370		
	CYPRESS POINT 2, BLOCK 3, LOT 15		AG	\$0		
			Exemption	\$0		
CSCH	Property	390115	Market	\$364,000		\$364,000
	Geo ID	150360012100	Taxable	\$364,000		
	CYPRESS POINT 2, BLOCK 4, LOT 22		AG	\$0		
			Exemption	\$0		
CSCH	Property	398784	Market	\$9,622,659		\$9,622,659
	Geo ID	550680000111	Taxable	\$9,622,659		
	TRI COUNTY DEVELOPMENT PARK, LOT 19		AG	\$0		
			Exemption	\$0		

## Lower Value Detail Report: 2025

7/22/2025

8:28:03AM

			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	404780	Market	\$0		\$0
	Geo ID	2010001111700	Taxable	\$0		\$48,440
	LEASED VEHICLES (NONEXEMPT)		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	409636	Market	\$5,965,500		\$6,695,360
	Geo ID	2010001135900	Taxable	\$5,965,500		\$6,695,360
	BUSINESS PERSONAL PROPERTY		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	411567	Market	\$7,723,730		\$7,319,200
	Geo ID	2010001177200	Taxable	\$7,723,730		\$7,319,200
	LEASED VEHICLES		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	411582	Market	\$45,600		\$44,000
	Geo ID	2010001177800	Taxable	\$45,600	\$44,000	\$44,000
	LEASED EQUIPMENT		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	416209	Market	\$266,958		\$266,958
	Geo ID	2407800002700	Taxable	\$266,958		\$266,958
	PLATFORM WAREHOUSE SUITES CONDO, BLDG 5, UNIT 503		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	416210	Market	\$266,958		\$266,958
	Geo ID	2407800002800	Taxable	\$266,958		\$266,958
	PLATFORM WAREHOUSE SUITES CONDO, BLDG 5, UNIT 504		AG	\$0		\$0
			Exemption	\$0		\$0
CSCH	Property	416211	Market	\$266,958		\$266,958
	Geo ID	2407800002900	Taxable	\$266,958		\$266,958
	PLATFORM WAREHOUSE SUITES CONDO, BLDG 5, UNIT 505		AG	\$0		\$0
			Exemption	\$0		\$0

## Lower Value Detail Report: 2025

7/22/2025

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	416212	Market	\$533,907		\$533,907
	Geo ID	2407800003000	Taxable	\$533,907		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	5, UNIT 506		Exemption	\$0		
CSCH	Property	416213	Market	\$533,907		\$53,582
	Geo ID	2407800003100	Taxable	\$53,582		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 601		Exemption	\$0		
CSCH	Property	416214	Market	\$266,958		\$266,958
	Geo ID	2407800003200	Taxable	\$266,958		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 602		Exemption	\$0		
CSCH	Property	416215	Market	\$266,958		\$266,958
	Geo ID	2407800003300	Taxable	\$266,958		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 603		Exemption	\$0		
CSCH	Property	416216	Market	\$266,958		\$266,958
	Geo ID	2407800003400	Taxable	\$266,958		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 604		Exemption	\$0		
CSCH	Property	416217	Market	\$266,958		\$266,958
	Geo ID	2407800003500	Taxable	\$266,958		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 605		Exemption	\$0		
CSCH	Property	416218	Market	\$427,091		\$427,091
	Geo ID	2407800003600	Taxable	\$427,091		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	6, UNIT 606		Exemption	\$0		

## Lower Value Detail Report: 2025

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	416220	Market	\$313,595		\$313,595
	Geo ID	2407800003800	Taxable	\$313,595		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	7, UNIT 702		Exemption	\$0		
CSCH	Property	416223	Market	\$484,803		\$484,803
	Geo ID	2407800004100	Taxable	\$484,803		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	7, UNIT 705		Exemption	\$0		
CSCH	Property	416227	Market	\$347,400		\$347,400
	Geo ID	2407800004500	Taxable	\$347,400		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	8, UNIT 804		Exemption	\$0		
CSCH	Property	416228	Market	\$347,400		\$347,400
	Geo ID	2407800004600	Taxable	\$347,400		
	PLATFORM WAREHOUSE SUITES CONDO, BLDG		AG	\$0		
	8, UNIT 805		Exemption	\$0		
CSCH	Property	423844	Market	\$129,460		\$109,280
	Geo ID	2010001254300	Taxable	\$129,460		
	BUSINESS PERSONAL PROPERTY		AG	\$0		
			Exemption	\$0		
CSCH	Property	431590	Market	\$2,705,041		\$2,705,041
	Geo ID	250222000100	Taxable	\$2,705,041		
	INTSEL, BLOCK 1, LOT 1, LAND ONLY		AG	\$0		
			Exemption	\$0		
CSCH	Property	431652	Market	\$3,947,774		\$1,200,000
	Geo ID	550680000201	Taxable	\$1,200,000		
	TRI COUNTY DEVELOPMENT PARK, LOT 13, LAND		AG	\$0		
	ONLY		Exemption	\$0		

## Lower Value Detail Report: 2025

7/22/2025

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property 431688	Market	\$1,752,809	\$1,807,020		\$780,000
	Geo ID 740120004100	Taxable	\$780,000	\$936,000		
	A-120 SUR- 96 G M DOLSON, ACRES 10.747,	AG	\$0	\$0		
	LAND ONLY	Exemption	\$0	\$0		
CSCH	Property 431739	Market	\$5,489,386	\$7,652,770		\$5,489,386
	Geo ID 420628000100	Taxable	\$5,489,386	\$7,652,770		
	PROLOGIS PARK TRI COUNTY, BLOCK 1, LOT 1,	AG	\$0	\$0		
	LAND ONLY	Exemption	\$0	\$0		
CSCH	Property 438805	Market	\$3,989,922	\$4,578,340		\$10,810
	Geo ID 480785000200	Taxable	\$10,810	\$11,920		
	ROYAL MANUFACTURING, BLOCK 1, LOT 3,	AG	\$3,989,922	\$4,578,340		
	ACRES 74.017	Exemption	\$0	\$0		
CSCH	Property 438806	Market	\$766,500	\$241,360		\$241,360
	Geo ID 480785000300	Taxable	\$766,500	\$241,360		
	ROYAL MANUFACTURING, BLOCK 2, LOT 1,	AG	\$0	\$0		
	ACRES 3.902	Exemption	\$0	\$0		
CSCH	Property 443560	Market	\$1,990,850	\$2,910,130		\$1,990,850
	Geo ID 201 0001348000	Taxable	\$1,990,850	\$2,910,130		
	INVENTORY	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 453878	Market	\$1,077,850	\$990,090		\$990,090
	Geo ID 201 0001391600	Taxable	\$1,077,850	\$990,090		
	BUSINESS PERSONAL PROPERTY	AG	\$0	\$0		
		Exemption	\$0	\$0		
CSCH	Property 456312	Market	\$562,390	\$797,700	\$797,699	\$797,699
	Geo ID 201 0001410300	Taxable	\$562,390	\$797,700		
	INVENTORY	AG	\$0	\$0		
		Exemption	\$0	\$0		

## Lower Value Detail Report: 2025

7/22/2025

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			Previous Year	Current Year	Taxpayer Opinion	Value Used
CSCH	Property	456942	Market	\$108,010	\$97,930	\$97,930
	Geo ID	201 0001414400	Taxable	\$108,010	\$97,930	
	LEASED EQUIPMENT		AG	\$0	\$0	
			Exemption	\$0	\$0	
CSCH	Property	466202	Market	\$39,380	\$39,380	\$39,380
	Geo ID	740175006401	Taxable	\$39,380	\$39,380	
	A-175 SUR- 98 R GARZA, ACRES .5		AG	\$0	\$0	
			Exemption	\$0	\$0	
CSCH	Property	466203	Market	\$236,250	\$236,250	\$175,000
	Geo ID	740175006402	Taxable	\$236,250	\$236,250	
	A-175 SUR- 98 R GARZA, ACRES 3.		AG	\$0	\$0	
			Exemption	\$0	\$0	
CSCH	Property	468452	Market	\$1,170,223	\$1,170,223	\$1,170,223
	Geo ID	500420000100	Taxable	\$1,170,223	\$1,170,223	
	SCHERTZ IH 35 WAREHOUSE, BLOCK 1, LOT 1		AG	\$0	\$0	
			Exemption	\$0	\$0	
CSCH	Property	468689	Market	\$96,770	\$74,580	\$74,580
	Geo ID	201 0001466600	Taxable	\$96,770	\$74,580	
	LEASED VEHICLES		AG	\$0	\$0	
			Exemption	\$0	\$0	
CSCH	Property	474771	Market	\$616,193	\$14,432,470	\$1,670
	Geo ID	480785000500	Taxable	\$1,670	\$14,432,470	
	ROYAL MANUFACTURING PHASE III, BLOCK 3, LOT 1		AG	\$616,193	\$0	
			Exemption	\$0	\$0	
CSCH	Property	476716	Market	\$1,076,780	\$1,008,320	\$1,008,320
	Geo ID	201 0001530800	Taxable	\$1,076,780	\$1,008,320	
	BUSINESS PERSONAL PROPERTY		AG	\$0	\$0	
			Exemption	\$0	\$0	

## Lower Value Detail Report: 2025

7/22/2025

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				<u>Previous Year</u>	<u>Current Year</u>	<u>Taxpayer Opinion</u>	<u>Value Used</u>
CSCH	Property	487484	Market		\$1,296,550		\$3,380
	Geo ID	480785000700	Taxable		\$3,380		
	ROYAL MANUFACTURING PHASE III, BLOCK 3, LOT 3, ACRES 20.961		AG		\$1,296,550		
			Exemption		\$0		
				<u>Previous Year</u>	<u>Current Year</u>	<u>Taxpayer Opinion</u>	<u>Value Used</u>
CSCH	Property	487485	Market		\$1,991,180		\$5,180
	Geo ID	480785000800	Taxable		\$5,180		
	ROYAL MANUFACTURING PHASE III, BLOCK 3, LOT 4, ACRES 32.191		AG		\$1,991,180		
			Exemption		\$0		
				<u>Previous Year</u>	<u>Current Year</u>	<u>Taxpayer Opinion</u>	<u>Value Used</u>
CSCH	Property	487486	Market		\$620,220		\$1,610
	Geo ID	480785000900	Taxable		\$1,610		
	ROYAL MANUFACTURING PHASE III, BLOCK 3, LOT 5, ACRES 10.027		AG		\$620,220		
			Exemption		\$0		
				<u>Previous Year</u>	<u>Current Year</u>	<u>Taxpayer Opinion</u>	<u>Value Used</u>
CSCH	Property	487487	Market		\$746,350		\$1,940
	Geo ID	480785001000	Taxable		\$1,940		
	ROYAL MANUFACTURING PHASE III, BLOCK 3, LOT 6, ACRES 12.066		AG		\$746,350		
			Exemption		\$0		

**2024 CERTIFIED TOTALS**

Property Count: 1,348

CSCH - CITY OF SCHERTZ

Grand Totals

7/21/2025

8:47:47AM

Land		Value			
Homesite:		27,284,971			
Non Homesite:		267,112,501			
Ag Market:		152,501,849			
Timber Market:		0	<b>Total Land</b>	(+)	446,899,321
Improvement		Value			
Homesite:		100,342,232			
Non Homesite:		593,385,830	<b>Total Improvements</b>	(+)	693,728,062
Non Real		Count	Value		
Personal Property:	391		576,797,290		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					1,717,424,673
Ag	Non Exempt	Exempt			
Total Productivity Market:	152,501,849	0			
Ag Use:	258,363	0	<b>Productivity Loss</b>	(-)	152,243,486
Timber Use:	0	0	<b>Appraised Value</b>	=	1,565,181,187
Productivity Loss:	152,243,486	0			
			<b>Homestead Cap</b>	(-)	4,661,962
			<b>23.231 Cap</b>	(-)	8,750,890
			<b>Assessed Value</b>	=	1,551,768,335
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	167,141,065
			<b>Net Taxable</b>	=	1,384,627,270

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	890,788	878,788	3,738.57	3,738.57	4			
OV65	17,470,214	15,396,738	50,571.81	52,993.37	60			
<b>Total</b>	<b>18,361,002</b>	<b>16,275,526</b>	<b>54,310.38</b>	<b>56,731.94</b>	<b>64</b>	<b>Freeze Taxable</b>	(-)	16,275,526
<b>Tax Rate</b>	<b>0.4900000</b>							
						<b>Freeze Adjusted Taxable</b>	=	1,368,351,744

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX

6,759,233.93 = 1,368,351,744 \* (0.4900000 / 100) + 54,310.38

Certified Estimate of Market Value: 1,717,424,673

Certified Estimate of Taxable Value: 1,384,627,270

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



**2024 CERTIFIED TOTALS**

Property Count: 1,348

CSCH - CITY OF SCHERTZ  
Grand Totals

7/21/2025

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	6	16,500	0	16,500
DV1	7	0	56,000	56,000
DV2	6	0	49,500	49,500
DV3	10	0	80,000	80,000
DV4	59	0	335,710	335,710
DV4S	4	0	18,000	18,000
DVHS	68	0	22,981,414	22,981,414
DVHSS	1	0	483,060	483,060
EX	1	0	3,578,640	3,578,640
EX-XJ	2	0	9,123,760	9,123,760
EX-XV	47	0	43,897,958	43,897,958
EX366	35	0	29,740	29,740
FR	12	85,322,764	0	85,322,764
LVE	1	0	0	0
OV65	127	1,118,019	0	1,118,019
OV65S	6	50,000	0	50,000
PC	1	0	0	0
<b>Totals</b>		<b>86,507,283</b>	<b>80,633,782</b>	<b>167,141,065</b>

**2024 CERTIFIED TOTALS**

Property Count: 1,348

CSCH - CITY OF SCHERTZ

Grand Totals

7/21/2025

8:48:27AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	467	184.7701	\$117,030	\$161,186,581	\$131,843,989
C1	VACANT LOTS AND LAND TRACTS	98	215.6111	\$0	\$29,508,368	\$27,557,951
D1	QUALIFIED AG LAND	87	2,098.9925	\$0	\$152,501,849	\$261,076
D2	NON-QUALIFIED LAND	18		\$0	\$180,608	\$180,711
E	FARM OR RANCH IMPROVEMENT	50	547.9314	\$0	\$50,961,852	\$50,482,348
F1	COMMERCIAL REAL PROPERTY	179	970.7679	\$12,123,110	\$583,738,535	\$581,171,851
F2	INDUSTRIAL REAL PROPERTY	24	200.2371	\$0	\$117,432,539	\$113,786,387
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$31,010	\$31,010
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$574,680	\$574,680
J5	RAILROAD	6		\$0	\$6,619,890	\$6,619,890
J6	PIPELAND COMPANY	1		\$0	\$444,010	\$444,010
J7	CABLE TELEVISION COMPANY	8	1.0000	\$0	\$1,068,980	\$1,068,980
L1	COMMERCIAL PERSONAL PROPE	273		\$0	\$341,293,020	\$275,244,684
L2	INDUSTRIAL PERSONAL PROPERT	46		\$0	\$209,628,160	\$190,353,732
M1	TANGIBLE OTHER PERSONAL, MOB	43		\$56,170	\$1,364,573	\$1,108,641
S	SPECIAL INVENTORY TAX	3		\$0	\$3,897,330	\$3,897,330
X	TOTALLY EXEMPT PROPERTY	86	225.6020	\$0	\$56,992,688	\$0
<b>Totals</b>			4,444.9121	\$12,296,310	\$1,717,424,673	\$1,384,627,270

**2024 CERTIFIED TOTALS**

Property Count: 1,348

CSCH - CITY OF SCHERTZ

Grand Totals

7/21/2025

8:48:27AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	451	143.8689	\$96,140	\$157,211,411	\$128,417,937
A2	MH & LAND-SAME OWNER	10	21.2132	\$0	\$2,262,550	\$1,926,485
A3	AUXILIARY IMPROVEMENT	7	19.6880	\$20,890	\$1,712,620	\$1,499,567
C1	VACANT LOTS & TRACTS	98	215.6111	\$0	\$29,508,368	\$27,557,951
D1	QUALIFIED AGRICULTURAL LAND	87	2,098.9925	\$0	\$152,501,849	\$261,076
D2	AG IMPTS ON QUALIFIED AG LAND	18		\$0	\$180,608	\$180,711
E1	RESIDENTIAL IMPTS ON LARGE NON	23	148.6746	\$0	\$11,783,789	\$11,430,216
E2	MANUFACTURED HOUSING ON LAR	5	4.5000	\$0	\$450,908	\$341,418
E3	AUXILARY IMPTS ON LARGE NON QU	3	118.9480	\$0	\$12,595,280	\$12,595,280
E4	LARGE VACANT NON QUALIFYING L	21	275.8088	\$0	\$26,131,875	\$26,115,434
F1	COMMERCIAL IMPROVED	179	970.7679	\$12,123,110	\$583,738,535	\$581,171,851
F2	INDUSTRIAL IMPROVED	24	200.2371	\$0	\$117,432,539	\$113,786,387
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$31,010	\$31,010
J4	TELEPHONE COMPANIES AND TEL C	14		\$0	\$574,680	\$574,680
J5	RAILROAD	6		\$0	\$6,619,890	\$6,619,890
J6	PIPELINES	1		\$0	\$444,010	\$444,010
J7	CABLE COMPANIES	8	1.0000	\$0	\$1,068,980	\$1,068,980
L1	PERSONAL PROPERTY: COMMERCIA	273		\$0	\$341,293,020	\$275,244,684
L2A	Conversion	2		\$0	\$27,680	\$27,680
L2C	Conversion	13		\$0	\$81,219,230	\$61,944,802
L2G	Conversion	15		\$0	\$103,972,370	\$103,972,370
L2J	Conversion	9		\$0	\$7,288,100	\$7,288,100
L2M	Conversion	3		\$0	\$16,753,780	\$16,753,780
L2P	Conversion	2		\$0	\$50,500	\$50,500
L2Q	Conversion	2		\$0	\$316,500	\$316,500
M1	MOBILE HOME WITH NO LAND	43		\$56,170	\$1,364,573	\$1,108,641
S	DO NOT USE - Created to Match Bexar	3		\$0	\$3,897,330	\$3,897,330
X		86	225.6020	\$0	\$56,992,688	\$0
<b>Totals</b>			<b>4,444.9121</b>	<b>\$12,296,310</b>	<b>\$1,717,424,673</b>	<b>\$1,384,627,270</b>

**2024 CERTIFIED TOTALS**

Property Count: 1,348

CSCH - CITY OF SCHERTZ  
Effective Rate Assumption

7/21/2025

8:48:27AM

**New Value**

TOTAL NEW VALUE MARKET:	\$12,296,310
TOTAL NEW VALUE TAXABLE:	\$10,501,726

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2023 Market Value	\$18,310
ABSOLUTE EXEMPTIONS VALUE LOSS				\$18,310

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$3,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	5	\$1,201,013
OV65	OVER 65	11	\$80,000
PARTIAL EXEMPTIONS VALUE LOSS		21	\$1,318,013
NEW EXEMPTIONS VALUE LOSS			\$1,336,323

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,336,323

**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
348	\$345,729	\$13,281	\$332,448
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
339	\$349,804	\$12,394	\$337,410

**2024 CERTIFIED TOTALS**  
CSCH - CITY OF SCHERTZ  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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**2025 CERTIFIED TOTALS**

Property Count: 4,238

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		193,766,931			
Non Homesite:		141,189,458			
Ag Market:		159,828,247			
Timber Market:		0	<b>Total Land</b>	(+)	494,784,636
Improvement		Value			
Homesite:		881,505,963			
Non Homesite:		98,635,184	<b>Total Improvements</b>	(+)	980,141,147
Non Real		Count	Value		
Personal Property:	100		8,086,755		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					8,086,755
					1,483,012,538
Ag		Non Exempt	Exempt		
Total Productivity Market:	159,828,247		0		
Ag Use:	919,550		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	158,908,697		0		1,324,103,841
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
				<b>Assessed Value</b>	=
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	=
					768,499,561

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,719,415	2,969,805	11,591.36	13,526.28	16		
OV65	164,265,634	94,212,393	348,925.74	380,069.90	376		
<b>Total</b>	<b>170,985,049</b>	<b>97,182,198</b>	<b>360,517.10</b>	<b>393,596.18</b>	<b>392</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4900000</b>						
						<b>Freeze Adjusted Taxable</b>	=
							671,317,363

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
3,649,972.18 = 671,317,363 \* (0.4900000 / 100) + 360,517.10

Calculated Estimate of Market Value: 1,483,012,538  
Calculated Estimate of Taxable Value: 768,499,561

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 4,238

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/19/2025

1:44:11AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV2	12	0	91,500	91,500
DV2S	3	0	15,000	15,000
DV3	29	0	260,000	260,000
DV3S	3	0	0	0
DV4	547	0	2,024,243	2,024,243
DV4S	36	0	120,000	120,000
DVHS	899	0	490,639,471	490,639,471
DVHSS	15	0	7,118,013	7,118,013
EX-XV	311	0	38,699,782	38,699,782
EX366	23	0	12,974	12,974
LVE	11	3,551,493	0	3,551,493
OV65	423	2,785,129	0	2,785,129
OV65S	3	10,000	0	10,000
<b>Totals</b>		<b>6,376,622</b>	<b>539,055,983</b>	<b>545,432,605</b>

**2025 CERTIFIED TOTALS**

Property Count: 157

43 - CITY OF SCHERTZ  
Under ARB Review Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		10,411,950			
Non Homesite:		3,916,166			
Ag Market:		3,406,830			
Timber Market:		0	<b>Total Land</b>	(+)	17,734,946
Improvement		Value			
Homesite:		49,034,090			
Non Homesite:		757,934	<b>Total Improvements</b>	(+)	49,792,024
Non Real		Count	Value		
Personal Property:	1		198,820		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 198,820
			<b>Market Value</b>	=	67,725,790
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,406,830		0		
Ag Use:	8,490		0	<b>Productivity Loss</b>	(-) 3,398,340
Timber Use:	0		0	<b>Appraised Value</b>	= 64,327,450
Productivity Loss:	3,398,340		0	<b>Homestead Cap</b>	(-) 229,844
				<b>23.231 Cap</b>	(-) 478,440
				<b>Assessed Value</b>	= 63,619,166
				<b>Total Exemptions Amount</b>	(-) 3,129,769
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 60,489,397

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	12,069,901	10,837,404	42,205.86	42,253.64	25			
<b>Total</b>	12,069,901	10,837,404	42,205.86	42,253.64	25	<b>Freeze Taxable</b>	(-)	10,837,404
<b>Tax Rate</b>	0.4900000							
						<b>Freeze Adjusted Taxable</b>	=	49,651,993

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 285,500.63 = 49,651,993 \* (0.4900000 / 100) + 42,205.86

Calculated Estimate of Market Value: 63,319,248  
 Calculated Estimate of Taxable Value: 56,302,140  
 Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00



**2025 CERTIFIED TOTALS**

Property Count: 157

43 - CITY OF SCHERTZ  
Under ARB Review Totals

7/19/2025

1:44:11AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV3	2	0	22,000	22,000
DV4	14	0	132,000	132,000
DV4S	1	0	12,000	12,000
DVHS	6	0	2,524,949	2,524,949
LVE	1	198,820	0	198,820
OV65	26	240,000	0	240,000
	<b>Totals</b>	<b>438,820</b>	<b>2,690,949</b>	<b>3,129,769</b>

**2025 CERTIFIED TOTALS**

Property Count: 4,395

43 - CITY OF SCHERTZ  
Grand Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		204,178,881			
Non Homesite:		145,105,624			
Ag Market:		163,235,077			
Timber Market:		0	<b>Total Land</b>	(+)	512,519,582
Improvement		Value			
Homesite:		930,540,053			
Non Homesite:		99,393,118	<b>Total Improvements</b>	(+)	1,029,933,171
Non Real		Count	Value		
Personal Property:	101		8,285,575		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					8,285,575
					1,550,738,328
Ag		Non Exempt	Exempt		
Total Productivity Market:	163,235,077		0		
Ag Use:	928,040		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	162,307,037		0		1,388,431,291
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
				<b>Assessed Value</b>	=
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	548,562,374
				<b>Net Taxable</b>	=
					828,988,958

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,719,415	2,969,805	11,591.36	13,526.28	16		
OV65	176,335,535	105,049,797	391,131.60	422,323.54	401		
<b>Total</b>	<b>183,054,950</b>	<b>108,019,602</b>	<b>402,722.96</b>	<b>435,849.82</b>	<b>417</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4900000</b>						
						<b>Freeze Adjusted Taxable</b>	=
							720,969,356

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
3,935,472.80 = 720,969,356 \* (0.4900000 / 100) + 402,722.96

Calculated Estimate of Market Value: 1,546,331,786  
Calculated Estimate of Taxable Value: 824,801,701

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 4,395

43 - CITY OF SCHERTZ  
Grand Totals

7/19/2025

1:44:11AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV2	12	0	91,500	91,500
DV2S	3	0	15,000	15,000
DV3	31	0	282,000	282,000
DV3S	3	0	0	0
DV4	561	0	2,156,243	2,156,243
DV4S	37	0	132,000	132,000
DVHS	905	0	493,164,420	493,164,420
DVHSS	15	0	7,118,013	7,118,013
EX-XV	311	0	38,699,782	38,699,782
EX366	23	0	12,974	12,974
LVE	12	3,750,313	0	3,750,313
OV65	449	3,025,129	0	3,025,129
OV65S	3	10,000	0	10,000
<b>Totals</b>		<b>6,815,442</b>	<b>541,746,932</b>	<b>548,562,374</b>

**2025 CERTIFIED TOTALS**

Property Count: 4,238

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/19/2025

1:44:11AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,082	1,100.5112	\$14,402,210	\$1,008,824,985	\$506,455,414
B	MULTIFAMILY RESIDENCE	5	17.9560	\$18,815,030	\$21,683,693	\$21,683,693
C1	VACANT LOTS AND LAND TRACTS	386	318.4988	\$0	\$10,741,478	\$10,736,117
D1	QUALIFIED OPEN-SPACE LAND	147	5,228.7091	\$0	\$159,828,247	\$915,770
D2	IMPROVEMENTS ON QUALIFIED OP	47		\$0	\$1,178,945	\$1,175,257
E	RURAL LAND, NON QUALIFIED OPE	205	1,525.2589	\$335,630	\$80,130,391	\$72,504,581
F1	COMMERCIAL REAL PROPERTY	40	287.8558	\$49,961,310	\$91,296,550	\$91,111,478
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,457,420	\$3,457,420
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$166,452	\$166,452
L1	COMMERCIAL PERSONAL PROPE	61		\$0	\$4,204,056	\$4,204,056
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$151,780	\$151,780
M1	TANGIBLE OTHER PERSONAL, MOB	214		\$327,950	\$6,492,862	\$6,232,338
O	RESIDENTIAL INVENTORY	813	141.0429	\$19,279,730	\$52,591,430	\$49,705,205
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	344	1,026.9312	\$0	\$42,264,249	\$0
<b>Totals</b>			9,666.7465	\$103,121,860	\$1,483,012,538	\$768,499,561

**2025 CERTIFIED TOTALS**

Property Count: 157

43 - CITY OF SCHERTZ  
Under ARB Review Totals

7/19/2025 1:44:11AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	118	44.0999	\$499,150	\$56,500,360	\$53,363,897
B	MULTIFAMILY RESIDENCE	2	0.2780	\$0	\$689,000	\$689,000
C1	VACANT LOTS AND LAND TRACTS	10	30.1204	\$0	\$1,336,929	\$1,311,109
D1	QUALIFIED OPEN-SPACE LAND	5	134.8970	\$0	\$3,406,830	\$8,490
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$42,770	\$42,770
E	RURAL LAND, NON QUALIFIED OPE	21	82.9492	\$0	\$5,088,571	\$4,710,321
F1	COMMERCIAL REAL PROPERTY	1	19.1600	\$0	\$250,380	\$165,600
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$19,930	\$19,930
O	RESIDENTIAL INVENTORY	3	0.4622	\$0	\$192,200	\$178,280
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$198,820	\$0
<b>Totals</b>			311.9667	\$499,150	\$67,725,790	\$60,489,397

**2025 CERTIFIED TOTALS**

Property Count: 4,395

43 - CITY OF SCHERTZ  
Grand Totals

7/19/2025

1:44:11AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,200	1,144.6111	\$14,901,360	\$1,065,325,345	\$559,819,311
B	MULTIFAMILY RESIDENCE	7	18.2340	\$18,815,030	\$22,372,693	\$22,372,693
C1	VACANT LOTS AND LAND TRACTS	396	348.6192	\$0	\$12,078,407	\$12,047,226
D1	QUALIFIED OPEN-SPACE LAND	152	5,363.6061	\$0	\$163,235,077	\$924,260
D2	IMPROVEMENTS ON QUALIFIED OP	52		\$0	\$1,221,715	\$1,218,027
E	RURAL LAND, NON QUALIFIED OPE	226	1,608.2081	\$335,630	\$85,218,962	\$77,214,902
F1	COMMERCIAL REAL PROPERTY	41	307.0158	\$49,961,310	\$91,546,930	\$91,277,078
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,457,420	\$3,457,420
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$166,452	\$166,452
L1	COMMERCIAL PERSONAL PROPE	61		\$0	\$4,204,056	\$4,204,056
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$151,780	\$151,780
M1	TANGIBLE OTHER PERSONAL, MOB	215		\$327,950	\$6,512,792	\$6,252,268
O	RESIDENTIAL INVENTORY	816	141.5051	\$19,279,730	\$52,783,630	\$49,883,485
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	345	1,026.9312	\$0	\$42,463,069	\$0
<b>Totals</b>			9,978.7132	\$103,621,010	\$1,550,738,328	\$828,988,958

**2025 CERTIFIED TOTALS**

Property Count: 4,395

43 - CITY OF SCHERTZ  
Effective Rate Assumption

7/19/2025

1:44:11AM

**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$103,621,010</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$96,028,990</b>

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2024 Market Value	\$286,950
EX366	HOUSE BILL 366	5	2024 Market Value	\$6,510
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$293,460</b>

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	9	\$84,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$0
DVHS	Disabled Veteran Homestead	30	\$10,930,408
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$1,159,860
OV65	OVER 65	46	\$230,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>89</b>	<b>\$12,414,268</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$12,707,728</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

<b>TOTAL EXEMPTIONS VALUE LOSS</b>	<b>\$12,707,728</b>
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**New Ag / Timber Exemptions****New Annexations**

Count	Market Value	Taxable Value
87	\$88,209,902	\$16,813,682

**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,950	\$494,391	\$3,916	\$490,475

**Category A Only**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,874	\$501,174	\$3,127	\$498,047

**2025 CERTIFIED TOTALS****43 - CITY OF SCHERTZ  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
157	\$67,725,790.00	\$56,302,140



**2025 CERTIFIED TOTALS**

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		46,732,196			
Non Homesite:		22,900,818			
Ag Market:		9,192,109			
Timber Market:		0	Total Land	(+)	78,825,123
Improvement		Value			
Homesite:		259,922,289			
Non Homesite:		24,824	Total Improvements	(+)	259,947,113
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	338,772,236
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,192,109	0			
Ag Use:	23,920	0	Productivity Loss	(-)	9,168,189
Timber Use:	0	0	Appraised Value	=	329,604,047
Productivity Loss:	9,168,189	0			
			Homestead Cap	(-)	1,123,363
			23.231 Cap	(-)	52,524
			Assessed Value	=	328,428,160
			Total Exemptions Amount (Breakdown on Next Page)	(-)	113,192,210
			Net Taxable	=	215,235,950

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 215,235,950 \* (0.000000 / 100)

Calculated Estimate of Market Value: 338,772,236  
Calculated Estimate of Taxable Value: 215,235,950

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/19/2025

1:44:11AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	5	0	46,500	46,500
DV2S	1	0	7,500	7,500
DV3	10	0	100,000	100,000
DV4	135	0	576,000	576,000
DV4S	5	0	12,000	12,000
DVHS	223	0	110,224,000	110,224,000
DVHSS	2	0	1,001,050	1,001,050
EX-XV	7	0	1,205,160	1,205,160
<b>Totals</b>		<b>0</b>	<b>113,192,210</b>	<b>113,192,210</b>

**2025 CERTIFIED TOTALS**

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Under ARB Review Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		4,140,210			
Non Homesite:		1,654,217			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	5,794,427
Improvement		Value			
Homesite:		24,097,930			
Non Homesite:		464	Total Improvements	(+)	24,098,394
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	29,892,821
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	29,892,821
Productivity Loss:	0	0			
			Homestead Cap	(-)	190,361
			23.231 Cap	(-)	332,940
			Assessed Value	=	29,369,520
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,215,570
			Net Taxable	=	28,153,950

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 28,153,950 \* (0.000000 / 100)

Calculated Estimate of Market Value:	27,544,915
Calculated Estimate of Taxable Value:	25,327,310
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Bexar County

## 2025 CERTIFIED TOTALS

As of Certification

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Under ARB Review Totals

7/19/2025

1:44:11AM

### Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	2	0	22,000	22,000
DV4	5	0	60,000	60,000
DVHS	2	0	1,133,570	1,133,570
Totals		0	1,215,570	1,215,570

**2025 CERTIFIED TOTALS**

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		50,872,406			
Non Homesite:		24,555,035			
Ag Market:		9,192,109			
Timber Market:		0	Total Land	(+)	84,619,550
Improvement		Value			
Homesite:		284,020,219			
Non Homesite:		25,288	Total Improvements	(+)	284,045,507
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	368,665,057
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,192,109	0			
Ag Use:	23,920	0	Productivity Loss	(-)	9,168,189
Timber Use:	0	0	Appraised Value	=	359,496,868
Productivity Loss:	9,168,189	0			
			Homestead Cap	(-)	1,313,724
			23.231 Cap	(-)	385,464
			Assessed Value	=	357,797,680
			Total Exemptions Amount (Breakdown on Next Page)	(-)	114,407,780
			Net Taxable	=	243,389,900

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 243,389,900 \* (0.000000 / 100)

Calculated Estimate of Market Value: 366,317,151  
Calculated Estimate of Taxable Value: 240,563,260

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/19/2025

1:44:11AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	5	0	46,500	46,500
DV2S	1	0	7,500	7,500
DV3	12	0	122,000	122,000
DV4	140	0	636,000	636,000
DV4S	5	0	12,000	12,000
DVHS	225	0	111,357,570	111,357,570
DVHSS	2	0	1,001,050	1,001,050
EX-XV	7	0	1,205,160	1,205,160
Totals		0	114,407,780	114,407,780

**2025 CERTIFIED TOTALS**

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/19/2025 1:44:11AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	635	120.1025	\$8,351,644	\$295,419,278	\$184,462,285
C1	VACANT LOTS AND LAND TRACTS	171	92.1192	\$0	\$1,025,251	\$1,025,251
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,192,109	\$23,920
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,388	\$5,388
E	RURAL LAND, NON QUALIFIED OPE	9	159.6425	\$0	\$8,156,067	\$8,156,067
O	RESIDENTIAL INVENTORY	321	44.8230	\$9,400,130	\$23,768,983	\$21,563,039
X	TOTALLY EXEMPT PROPERTY	7	33.1445	\$0	\$1,205,160	\$0
<b>Totals</b>			824.0508	\$17,751,774	\$338,772,236	\$215,235,950

**2025 CERTIFIED TOTALS**

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Under ARB Review Totals

7/19/2025 1:44:11AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	57	11.1828	\$444,010	\$28,019,140	\$26,613,209
C1	VACANT LOTS AND LAND TRACTS	1	1.0845	\$0	\$208,510	\$208,510
E	RURAL LAND, NON QUALIFIED OPE	7	29.3160	\$0	\$1,472,971	\$1,153,951
O	RESIDENTIAL INVENTORY	3	0.4622	\$0	\$192,200	\$178,280
<b>Totals</b>			42.0455	\$444,010	\$29,892,821	\$28,153,950



**2025 CERTIFIED TOTALS**

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/19/2025 1:44:11AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	692	131.2853	\$8,795,654	\$323,438,418	\$211,075,494
C1	VACANT LOTS AND LAND TRACTS	172	93.2037	\$0	\$1,233,761	\$1,233,761
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,192,109	\$23,920
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,388	\$5,388
E	RURAL LAND, NON QUALIFIED OPE	16	188.9585	\$0	\$9,629,038	\$9,310,018
O	RESIDENTIAL INVENTORY	324	45.2852	\$9,400,130	\$23,961,183	\$21,741,319
X	TOTALLY EXEMPT PROPERTY	7	33.1445	\$0	\$1,205,160	\$0
<b>Totals</b>			866.0963	\$18,195,784	\$368,665,057	\$243,389,900

**2025 CERTIFIED TOTALS**

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Effective Rate Assumption

7/19/2025

1:44:11AM

**New Value**

TOTAL NEW VALUE MARKET:	\$18,195,784
TOTAL NEW VALUE TAXABLE:	\$14,112,404

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	4	\$36,000
DVHS	Disabled Veteran Homestead	14	\$4,722,535
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>18</b>	<b>\$4,758,535</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$4,758,535</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

<b>TOTAL EXEMPTIONS VALUE LOSS</b>	<b>\$4,758,535</b>
------------------------------------	--------------------

**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
591	\$473,117	\$2,223	\$470,894
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
591	\$473,117	\$2,223	\$470,894

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
68	\$29,892,821.00	\$25,327,310

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		190,858,876			
Non Homesite:		123,117,122			
Ag Market:		89,529,105			
Timber Market:		0	<b>Total Land</b>	(+)	403,505,103
Improvement		Value			
Homesite:		889,225,738			
Non Homesite:		30,001,349	<b>Total Improvements</b>	(+)	919,227,087
Non Real		Count	Value		
Personal Property:	109		8,026,687		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 8,026,687
			<b>Market Value</b>	=	1,330,758,877
Ag	Non Exempt	Exempt			
Total Productivity Market:	89,529,105	0			
Ag Use:	595,384	0	<b>Productivity Loss</b>	(-)	88,933,721
Timber Use:	0	0	<b>Appraised Value</b>	=	1,241,825,156
Productivity Loss:	88,933,721	0	<b>Homestead Cap</b>	(-)	20,026,181
			<b>23.231 Cap</b>	(-)	1,406,464
			<b>Assessed Value</b>	=	1,220,392,511
			<b>Total Exemptions Amount</b>	(-)	514,373,670
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	706,018,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,692,769	3,027,939	11,701.59	13,463.98	17		
OV65	148,563,692	84,427,018	303,597.50	333,103.86	347		
<b>Total</b>	155,256,461	87,454,957	315,299.09	346,567.84	364	<b>Freeze Taxable</b>	(-) 87,454,957
<b>Tax Rate</b>	0.4900000						
						<b>Freeze Adjusted Taxable</b>	= 618,563,884

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 3,346,262.12 = 618,563,884 \* (0.4900000 / 100) + 315,299.09

Calculated Estimate of Market Value: 1,330,758,877  
 Calculated Estimate of Taxable Value: 706,018,841

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/3/2025

9:26:57AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV1S	1	0	5,000	5,000
DV2	14	0	106,500	106,500
DV2S	3	0	15,000	15,000
DV3	36	0	330,000	330,000
DV3S	4	0	0	0
DV4	575	0	2,514,896	2,514,896
DV4S	36	0	156,000	156,000
DVHS	894	0	462,921,405	462,921,405
DVHSS	13	0	5,600,328	5,600,328
EX-XV	309	0	35,791,476	35,791,476
EX-XV (Prorated)	3	0	396,657	396,657
EX366	24	0	17,019	17,019
LVE	12	3,392,070	0	3,392,070
MASSS	1	0	418,470	418,470
OV65	388	2,593,849	0	2,593,849
OV65S	3	10,000	0	10,000
<b>Totals</b>		<b>6,025,919</b>	<b>508,347,751</b>	<b>514,373,670</b>

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
Grand Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		190,858,876			
Non Homesite:		123,117,122			
Ag Market:		89,529,105			
Timber Market:		0	<b>Total Land</b>	(+)	403,505,103
Improvement		Value			
Homesite:		889,225,738			
Non Homesite:		30,001,349	<b>Total Improvements</b>	(+)	919,227,087
Non Real		Count	Value		
Personal Property:	109		8,026,687		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 8,026,687
			<b>Market Value</b>	=	1,330,758,877
Ag	Non Exempt	Exempt			
Total Productivity Market:	89,529,105	0			
Ag Use:	595,384	0	<b>Productivity Loss</b>	(-)	88,933,721
Timber Use:	0	0	<b>Appraised Value</b>	=	1,241,825,156
Productivity Loss:	88,933,721	0	<b>Homestead Cap</b>	(-)	20,026,181
			<b>23.231 Cap</b>	(-)	1,406,464
			<b>Assessed Value</b>	=	1,220,392,511
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	514,373,670
			<b>Net Taxable</b>	=	706,018,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,692,769	3,027,939	11,701.59	13,463.98	17		
OV65	148,563,692	84,427,018	303,597.50	333,103.86	347		
<b>Total</b>	155,256,461	87,454,957	315,299.09	346,567.84	364	<b>Freeze Taxable</b>	(-) 87,454,957
<b>Tax Rate</b>	0.4900000						
						<b>Freeze Adjusted Taxable</b>	= 618,563,884

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 3,346,262.12 = 618,563,884 \* (0.4900000 / 100) + 315,299.09

Calculated Estimate of Market Value: 1,330,758,877  
 Calculated Estimate of Taxable Value: 706,018,841

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
Grand Totals

7/3/2025

9:26:57AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV1S	1	0	5,000	5,000
DV2	14	0	106,500	106,500
DV2S	3	0	15,000	15,000
DV3	36	0	330,000	330,000
DV3S	4	0	0	0
DV4	575	0	2,514,896	2,514,896
DV4S	36	0	156,000	156,000
DVHS	894	0	462,921,405	462,921,405
DVHSS	13	0	5,600,328	5,600,328
EX-XV	309	0	35,791,476	35,791,476
EX-XV (Prorated)	3	0	396,657	396,657
EX366	24	0	17,019	17,019
LVE	12	3,392,070	0	3,392,070
MASSS	1	0	418,470	418,470
OV65	388	2,593,849	0	2,593,849
OV65S	3	10,000	0	10,000
<b>Totals</b>		<b>6,025,919</b>	<b>508,347,751</b>	<b>514,373,670</b>

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
ARB Approved Totals

7/3/2025 9:26:57AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,148	1,117.6760	\$25,261,860	\$1,039,215,843	\$551,652,466
B	MULTIFAMILY RESIDENCE	5	3.4800	\$0	\$1,181,850	\$1,181,850
C1	VACANT LOTS AND LAND TRACTS	337	322.4281	\$0	\$12,915,166	\$12,795,014
D1	QUALIFIED OPEN-SPACE LAND	110	3,493.6756	\$0	\$89,529,105	\$586,226
D2	IMPROVEMENTS ON QUALIFIED OP	37		\$0	\$447,176	\$444,015
E	RURAL LAND, NON QUALIFIED OPE	187	1,577.1024	\$582,850	\$75,303,998	\$69,857,183
F1	COMMERCIAL REAL PROPERTY	40	253.1853	\$0	\$38,227,681	\$37,562,629
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,558,340	\$3,558,340
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$158,028	\$158,028
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,384	\$7,384
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,283,041	\$4,283,041
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$163,585	\$163,585
M1	TANGIBLE OTHER PERSONAL, MOB	212		\$281,410	\$6,491,387	\$6,194,742
O	RESIDENTIAL INVENTORY	297	45.1954	\$5,044,890	\$19,673,511	\$17,568,778
S	SPECIAL INVENTORY TAX	2		\$0	\$5,560	\$5,560
X	TOTALLY EXEMPT PROPERTY	347	1,013.8410	\$0	\$39,597,222	\$0
<b>Totals</b>			7,846.5664	\$31,171,010	\$1,330,758,877	\$706,018,841

**2024 CERTIFIED TOTALS**

Property Count: 3,701

43 - CITY OF SCHERTZ  
Grand Totals

7/3/2025 9:26:57AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,148	1,117.6760	\$25,261,860	\$1,039,215,843	\$551,652,466
B	MULTIFAMILY RESIDENCE	5	3.4800	\$0	\$1,181,850	\$1,181,850
C1	VACANT LOTS AND LAND TRACTS	337	322.4281	\$0	\$12,915,166	\$12,795,014
D1	QUALIFIED OPEN-SPACE LAND	110	3,493.6756	\$0	\$89,529,105	\$586,226
D2	IMPROVEMENTS ON QUALIFIED OP	37		\$0	\$447,176	\$444,015
E	RURAL LAND, NON QUALIFIED OPE	187	1,577.1024	\$582,850	\$75,303,998	\$69,857,183
F1	COMMERCIAL REAL PROPERTY	40	253.1853	\$0	\$38,227,681	\$37,562,629
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,558,340	\$3,558,340
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$158,028	\$158,028
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,384	\$7,384
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,283,041	\$4,283,041
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$163,585	\$163,585
M1	TANGIBLE OTHER PERSONAL, MOB	212		\$281,410	\$6,491,387	\$6,194,742
O	RESIDENTIAL INVENTORY	297	45.1954	\$5,044,890	\$19,673,511	\$17,568,778
S	SPECIAL INVENTORY TAX	2		\$0	\$5,560	\$5,560
X	TOTALLY EXEMPT PROPERTY	347	1,013.8410	\$0	\$39,597,222	\$0
<b>Totals</b>			7,846.5664	\$31,171,010	\$1,330,758,877	\$706,018,841



**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		47,780,222			
Non Homesite:		21,145,297			
Ag Market:		9,133,218			
Timber Market:		0	Total Land	(+)	78,058,737
Improvement		Value			
Homesite:		261,222,870			
Non Homesite:		26,234	Total Improvements	(+)	261,249,104
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	339,307,841
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,133,218	0			
Ag Use:	34,590	0	Productivity Loss	(-)	9,098,628
Timber Use:	0	0	Appraised Value	=	330,209,213
Productivity Loss:	9,098,628	0			
			Homestead Cap	(-)	7,610,259
			23.231 Cap	(-)	222,820
			Assessed Value	=	322,376,134
			Total Exemptions Amount (Breakdown on Next Page)	(-)	100,211,391
			Net Taxable	=	222,164,743

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 222,164,743 \* (0.000000 / 100)

Calculated Estimate of Market Value: 339,307,841  
Calculated Estimate of Taxable Value: 222,164,743

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/3/2025

9:26:57AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	6	0	54,000	54,000
DV2S	1	0	7,500	7,500
DV3	15	0	150,000	150,000
DV4	140	0	660,000	660,000
DV4S	5	0	24,000	24,000
DVHS	218	0	97,542,541	97,542,541
DVHSS	1	0	647,200	647,200
EX-XV	8	0	1,106,150	1,106,150
<b>Totals</b>		<b>0</b>	<b>100,211,391</b>	<b>100,211,391</b>

**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		47,780,222			
Non Homesite:		21,145,297			
Ag Market:		9,133,218			
Timber Market:		0	Total Land	(+)	78,058,737
Improvement		Value			
Homesite:		261,222,870			
Non Homesite:		26,234	Total Improvements	(+)	261,249,104
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	339,307,841
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,133,218	0			
Ag Use:	34,590	0	Productivity Loss	(-)	9,098,628
Timber Use:	0	0	Appraised Value	=	330,209,213
Productivity Loss:	9,098,628	0			
			Homestead Cap	(-)	7,610,259
			23.231 Cap	(-)	222,820
			Assessed Value	=	322,376,134
			Total Exemptions Amount (Breakdown on Next Page)	(-)	100,211,391
			Net Taxable	=	222,164,743

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 222,164,743 \* (0.000000 / 100)

Calculated Estimate of Market Value: 339,307,841  
Calculated Estimate of Taxable Value: 222,164,743

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/3/2025

9:26:57AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	6	0	54,000	54,000
DV2S	1	0	7,500	7,500
DV3	15	0	150,000	150,000
DV4	140	0	660,000	660,000
DV4S	5	0	24,000	24,000
DVHS	218	0	97,542,541	97,542,541
DVHSS	1	0	647,200	647,200
EX-XV	8	0	1,106,150	1,106,150
<b>Totals</b>		<b>0</b>	<b>100,211,391</b>	<b>100,211,391</b>

**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
ARB Approved Totals

7/3/2025 9:26:57AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	663	125.6040	\$4,841,970	\$304,601,714	\$198,181,868
C1	VACANT LOTS AND LAND TRACTS	154	88.8009	\$0	\$1,220,227	\$1,191,717
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,133,218	\$34,590
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$6,388	\$6,388
E	RURAL LAND, NON QUALIFIED OPE	14	225.3729	\$0	\$9,995,354	\$9,801,044
O	RESIDENTIAL INVENTORY	219	31.9159	\$1,804,980	\$13,244,790	\$12,949,136
X	TOTALLY EXEMPT PROPERTY	8	33.3550	\$0	\$1,106,150	\$0
<b>Totals</b>			879.2678	\$6,646,950	\$339,307,841	\$222,164,743

**2024 CERTIFIED TOTALS**

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine  
Grand Totals

7/3/2025 9:26:57AM

**State Category Breakdown**

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<b>Totals</b>			879.2678	\$6,646,950	\$339,307,841	\$222,164,743

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** City Secretary  
**Subject:** Resolution 25-R-101 – Ordering the November 4, 2025, City of Schertz Special Election with Bexar County and making provision for the conduct of the election;  
authorizing contracts with the Election Administrator of Bexar County to conduct this Special Election and setting the 1st Public Hearing date for September 2, 2025 and the 2nd Public Hearing date for September 16, 2025. (Mayor/S.Edmondson)

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**BACKGROUND**

• Texas Local Government Code Sec. 43.0117. AUTHORITY OF MUNICIPALITY TO ANNEX AREA NEAR MILITARY BASE

(a) In this section, "military base" means a presently functioning federally owned or operated military installation or facility.

(b) A municipality may annex for full or limited purposes, under the annexation provisions applicable to that municipality under this chapter, any part of the area located within five miles of the boundary of a military base in which an active training program is conducted. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study.

Because JBSA Randolph is a functioning military installation within an active training program, Schertz could utilize this provision for additional annexations within the ETJ that are within 5 miles of JBSA Randolph. 2 Background Continued: Texas LGC Sec. 43.0117

(c) A municipality may annex for full purpose under the annexation provisions applicable to that municipality under this chapter, any part of the area located within five miles of the boundary of a military base in which an active training program is conducted. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either full-purpose annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study.

The election would include a proposition that would fully annex or an Ordinance regulating land use for the properties currently in the ETJ and within 5 miles of JBSA Randolph.

• Only registered voters in the area to be annexed would vote on this proposition, not everyone in the City.

• The option which receives the majority of votes will be the option that will apply to all properties in the subject area.

## Resolution 25-R-101 Order Special Election



## **RESOLUTION 25-R-101**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, CALLING AND ORDERING A SPECIAL ELECTION FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF A SPECIFIC AREA PURSUANT TO SECTION 43.0117, TEXAS LOCAL GOVERNMENT CODE, THE QUESTION OF WHETHER SUCH AREA, AS SITUATED WITHIN THE CITY OF SCHERTZ EXTRATERRITORIAL JURISDICTION AND WITHIN FIVE MILES OF THE JOINT BASE SAN ANTONIO-RANDOLPH BOUNDARY, SHOULD BE ANNEXED INTO THE CITY, OR WHETHER THE CITY SHALL BE PROVIDED WITH THE AUTHORITY TO ADOPT AND ENFORCE AN ORDINANCE REGULATING THE LAND USE IN THE AREA IN THE MANNER RECOMMENDED BY THE MOST RECENT JOINT LAND USE STUDY; PROVIDING FOR CONDUCT AND NOTICE OF THE ELECTION; DESIGNATING NOVEMBER 4, 2025 AS THE DATE OF THE SPECIAL ELECTION; PRESCRIBING THE FORM OF THE BALLOT; DESIGNATING THE POLLING PLACE; PROVIDING FOR THE METHOD OF VOTING; PROVIDING FOR OTHER MATTERS RELATING TO SUCH CITY ELECTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Schertz, Texas (sometimes the “City”), is a Home Rule Municipality acting under authority of its Charter and laws of the State of Texas; and

**WHEREAS**, the City will be holding a general election on November 4, 2025; and

**WHEREAS**, pursuant to Section 43.0117 of the Texas Local Government Code, a municipality may annex areas located within five miles of the boundary of a “military base,” defined therein as a presently functioning federally owned or operated military installation or facility in which an active training program is conducted, and upon the result of a lawfully-called election in which a majority of the voters in the areas proposed for annexation vote in favor of said annexation; and

**WHEREAS**, the annexation proposition must be stated to allow the voters of the area to be annexed to choose between either annexation for full or limited purposes, or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study; and

**WHEREAS**, the most recent joint land use study was completed in 2015; and

**WHEREAS**, the special election would be held in conjunction with the general election on November 4, 2025; and

**WHEREAS**, the City Council of the City of Schertz intends to annex the area, and finds that submitting such proposition and holding an election as provided therein, is in the best interests of the health, safety, and welfare of the City, and protects the mission of JBSA-Randolph;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:**

**Section 1.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings

of the Council.

**Section 2.** A special election shall be held on Monday, November 4, 2025, in accordance with this Resolution and Order of Election, the City Charter, and State law.

**Section 3.** The special election will provide for the question to be submitted to those certain voters of the area located in the City of Schertz ETJ and within the five-mile boundary of Joint Base San Antonio Randolph (JBSA-Randolph), and as more specifically listed and depicted in substantial form, subject to final approval by the applicable counties, in Exhibit A, to allow the voters of the area to choose between either full-purpose annexation, or to provide municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study.

**Section 4.** The Proposition shall be placed on the ballot as provided in substantial form as Exhibit B.

**Section 5.** At the special election, the voters in the areas will consider Proposition A, wherein they may select Option 1 or Option 2. Leaving the ballot blank or voting for both Option 1 and 2 will result in authorization of Option 2.

Option 1 would authorize the City of Schertz to annex for full-purpose annexation, certain areas in the city's extraterritorial jurisdiction within five miles of the boundary of the Joint Base San Antonio.

If the voters select full purpose annexation, the following services would be provided immediately upon annexation.

- (A) police protection;
- (B) fire protection;
- (C) emergency medical services;
- (D) operation and maintenance of water and wastewater facilities in the annexed area;
- (E) operation and maintenance of roads and streets, including road and street lighting;
- (F) operation and maintenance of parks, playgrounds, and swimming pools; and
- (G) operation and maintenance of any other publicly owned facility, building, or Service

Option 2 would authorize the City of Schertz, instead of annexation of the area, to adopt and enforce an ordinance regulating the land use in the City's extraterritorial jurisdiction within five miles of the boundary of the Joint Base San Antonio Randolph in the manner recommended by the most recent joint land use study, for the purpose of protecting the military missions and including the authority to adopt and impose related fees.

**Section 6.** If Proposition Option 1 is approved, the City shall initiate full-purpose annexation pursuant to Chapter 43 of the Texas Local Government Code in the area located within five miles of the boundary of Joint Base San Antonio-Randolph, more particularly described in Exhibit A.

**Section 7.** The Proposition Option 1, if approved by a majority of the qualified voters of the proposed annexation areas in the ETJ of the City of Schertz, Texas, who vote in the November 4, 2025 election, is effective when the City Council enters an order stating an effective date of the Proposition Option 1.

**Section 8.** As soon as practicable after the election and the declaration by the City Council that the Proposition Option 1 has been approved and adopted, the Mayor shall certify to the Secretary of State an

authenticated copy of the Proposition Option 1, under the City's seal, showing the approval by the qualified voters of the proposed full-purpose annexation areas in the ETJ of the municipality.

**Section 9.** Proposition Option 1, if disapproved by a majority of the resident qualified voters of the proposed annexation area automatically approves Option 2, which authorizes the City to adopt and enforce ordinances regulating land use in the manner recommended by the most recent Joint Land Use Study, and the authority to impose fees, fines and other charges related to the enforcement of the land use regulations. The effective date and certification shall be provided as set forth in Section 7 and 8 above.

**Section 10.** The City of Schertz will conduct two public hearings, to be held on September 2, 2025 and on September 16, 2025 to consider ordering a Special Election for the submission to the qualified voters of a specific area pursuant to Section 43.0017, Texas Local Government Code, the question whether such area, as situated within the City of Schertz Extraterritorial Jurisdiction and within a five-miles of a Joint Base San Antonio-Randolph Boundary, should be annexed into the city or whether the city shall be provided with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent Joint Land Use Study (JLUS).

**Section 11.** Pursuant to Section 61.012, as amended, Texas Election Code, the City shall provide at least one accessible voting system in each polling place used in the election. Such voting system shall comply with Texas and federal laws establishing the requirement for voting systems that permit voters with physical disabilities to cast a secret ballot. Touch screen machines may be used for early voting and election day voting by personal appearance. Certain early voting may be conducted by mail. The Election Administrators shall also utilize a Central Counting Station (the "Station") as provided by Section 127.001, et seq., as amended, Texas Election Code. Michele Carew, the Elections Administrator for Bexar County has been appointed as the Manager and Presiding Judge of the Station and may appoint Station clerks and establish a written plan for the orderly operation of the Station in accordance with the provisions of the Texas Election Code. The Election Administrator will appoint the Tabulation Supervisor, who will also serve as the Programmer for the Station. Lastly, the Election Administrator will publish notice and conduct testing on the automatic tabulation equipment relating to the Station and conduct instruction for the officials and clerks for the Station in accordance with the provisions of the Texas Election Code.

**Section 12.** The City election precincts established for this election shall be precincts named, in substantial form, and subject to final list approval provided by the applicable counties. A list of the City election precincts and the polling places designed for each such election precinct are identified in substantial form, and subject to approval by the applicable counties. At least 63 days prior to the scheduled election date, the Council, in coordination with the Elections Administrator, will identify and formally approve the appointment of the Presiding Judges, Alternate Presiding Judges, Election Clerks, and all other election officials for this election.

Each Presiding Judge shall appoint not less than two (2) resident qualified voters of the County to act as clerks to properly conduct the election. However, if the Presiding Judge appointed actually serves, the Alternate Presiding Judge shall serve as one of the clerks. The appointment of such clerks may include a person fluent in the Spanish language to serve as a clerk to render oral aid in the Spanish language to any voter desiring such aid at the polls on the day of the election. In the absence of the Presiding Judge named above, the Alternate Presiding Judge shall perform the duties of the Presiding Judge.

**Section 13.** The election shall be held in the City at the precinct locations listed by Bexar County Election Office. Precinct locations will be available from Bexar County Elections Office by August 31, 2025.

**Section 14.** The Bexar County Elections Office, 203 W. Nueva St#300, San Antonio, Texas 78207 is hereby designated as the main early voting places at which early voting shall be conducted. Michele Carew, Elections Administrator (whose mailing address is 203 W. Nueva Ste#300, San Antonio, Texas 78207) is hereby appointed as the Early Voting Clerk to conduct such early voting in the election. The Early Voting Clerk shall appoint not less than two (2) Deputy Early Voting Clerks in accordance with the provisions of the Texas Election Code. Early voting shall be conducted on the dates and at the times, and at the locations, identified in Exhibit C.

**Section 15.** An Early Voting Ballot Board is hereby established for the purpose of processing early voting results. Michele Carew, Elections Administrator of Bexar County will appoint the Presiding Judge of the Early Voting Ballot Board. The Presiding Judge shall appoint not less than two (2) nor more than ten (10) resident qualified voters of the County to serve as members of the Early Voting Ballot Board.

**Section 16.** All residents who live on the property listed on Exhibit A and who are resident qualified voters shall be permitted to vote at any one of the early voting locations, and, on the day of the election, such voters shall vote at any one of the designated polling places. The election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, and the provisions of Texas Revised Civil Statutes, Chapter 1 of Title 22, as amended, and as may be required by any other law. All election materials and proceedings shall be printed in both English and Spanish.

**Section 17.** The anticipated fiscal impact of conducting the election and implementing modifications, if any, to the City is currently estimated to be \$22,000.

**Section 18.** A substantial copy of this Resolution shall serve as a proper notice of the election. This notice, including a Spanish translation thereof, shall be posted at the City Hall not less than twenty-one (21) days prior to the date the election is to be held, and be published in a newspaper of general circulation in the City, (a) not more than thirty (30) days, and not less than ten (10) days prior to the day of the election, and (b) the notice of election publication occurring not less than fourteen (14) full days prior to the day of the election.

**Section 19.** The Council authorizes the City Manager or their designee to negotiate and enter into a joint election agreement and a contract to conduct the election with the Elections Administrator in accordance with the provisions of the Texas Election Code.

**Section 20.** All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution, including Resolution 25-R-083 as approved on July 15, 2025, are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordered herein.

**Section 21.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 22.** If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Resolution would have been enacted without such invalid provision. The Council hereby authorizes the Mayor and the City Manager of the City to make such technical modifications to this Resolution that are necessary for compliance with applicable Texas or federal law or to carry out the intent of this Council, as evidenced herein.

**Section 23.** It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public

business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

**Section 24.** This Resolution shall be in force and effect from and after its final passage and any publication required by law.

**PASSED, APPROVED and ADOPTED ON THIS, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**CITY OF SCHERTZ, TEXAS**

\_\_\_\_\_  
Ralph Gutierrez, Mayor

**ATTEST:**

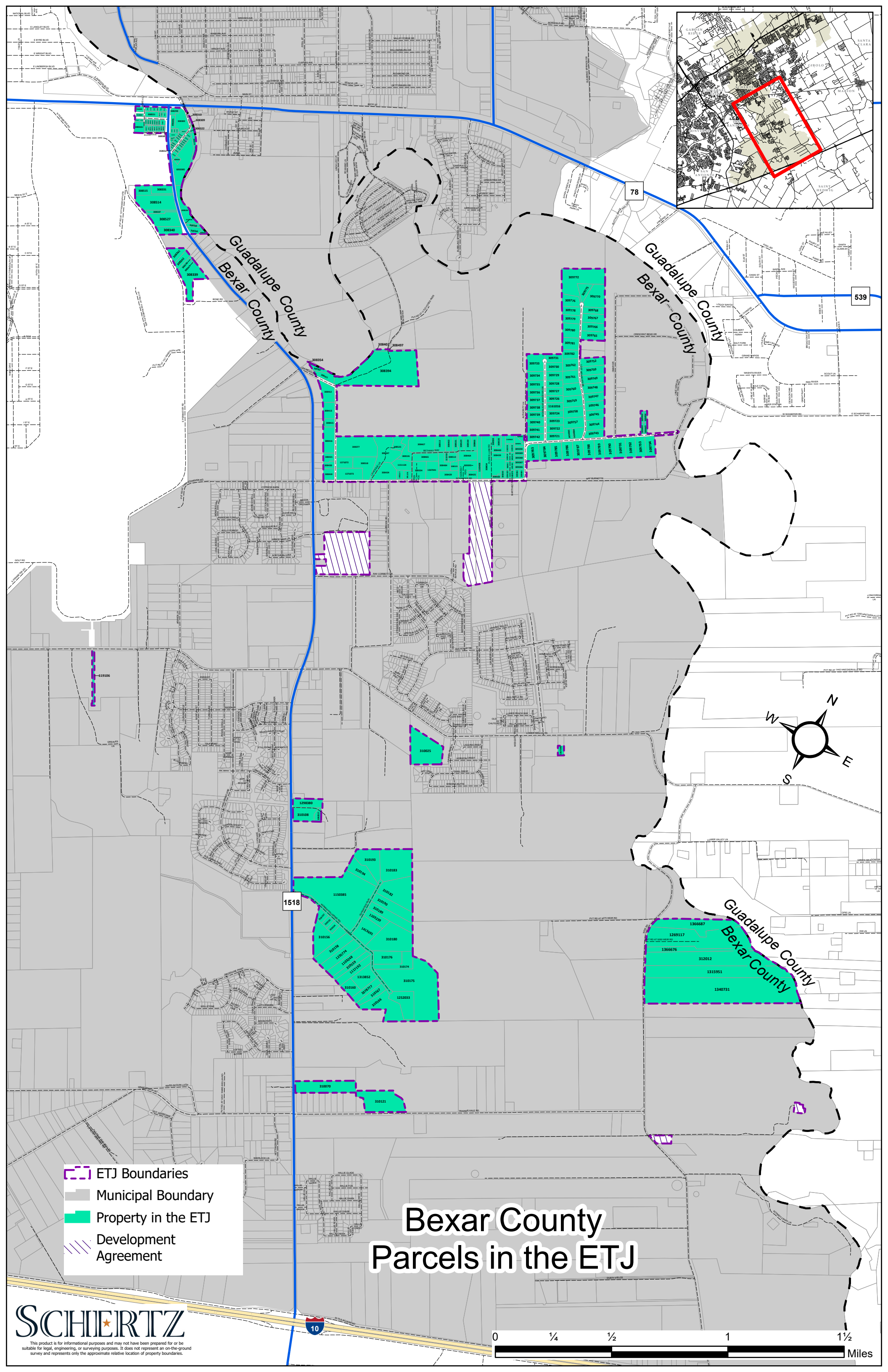
\_\_\_\_\_  
Sheila Edmondson, City Secretary

## EXHIBIT A

(Map of Extraterritorial Jurisdiction within a Five-Mile Boundary of JBSA-Randolph)

Parcel ID numbers of properties within the five-mile boundary of JBSA-Randolph

308523	308418	308574	308415	1139334	308425	1150385
358551	308416	308575	308413	1149642	308502	310157
358531	308414	308576	308411	1139333	308380	310155
358533	308412	308577	309743	1262993	309384	310154
358550	308367	308579	1434884	309721	309385	310156
358549	308354	308581	309744	309742	309386	310158
358548	308339	308572	309757	309722	309387	1235774
358535	308349	308434	309745	309741	309388	310180
358536	308348	308535	309758	309723	309389	1103248
358537	308342	308439	309746	309740	309390	310159
358547	308347	308440	309759	309724	309391	310176
358538	308345	308533	309747	309739	309783	1117192
358546	308341	354068	309760	1161016	309392	1313852
358539	308340	308537	309748	309738	309784	1078777
358544	308338	308539	309749	309726	309785	310175
358541	308528	308543	309761	309737	309786	310167
308309	308527	308544	309750	309727	309787	310166
308322	308337	308546	309762	309736	309788	1252033
1050386	308514	308302	309752	309728	309789	310200
308310	308515	309334	309782	309735	309790	310160
308320	308331	308562	309781	309729	309791	310174
308526	1050385	354097	309765	309734	309792	
308467	308326	354096	309780	309730	309793	
308465	358529	308551	309766	309733	309463	
308513	358552	354082	309779	309731	309465	
308484	358553	308559	309767	308315	309462	
1213954	358554	308560	309778	1413691	309464	
308463	358555	308561	309768	1103239	309794	
308512	308318	308563	309776	310189	1151124	
308531	308317	308564	309772	310190	1160408	
308464	308316	308565	309770	310182	1434885	
308529	308305	308554	309775	310194	310121	
308530	308556	308555	310025	310193	308394	
308466	308548	308567	619106	310183	308402	
310070	308298	309395	1367390	1371073	308497	
1061511	308582	308424	1196135	308518	1340731	
310108	1129970	308447	308379	1062177	312012	
	1298380	308525	308382	1062176	1269117	
	308571	308420	1395831	1367041	1366687	
	308573	1371072	1091021	308429	1315951	
		308421			1366676	
		308377				



ETJ Boundaries

Municipal Boundary

Property in the ETJ

Development Agreement

# Bexar County Parcels in the ETJ

## **EXHIBIT B**

The official ballots for the Special Election shall be prepared in accordance with the Texas Local Government Code and the Texas Election Code to permit the electors to vote for one of two options in the proposition, with the ballots to contain such provisions, markings, and language as required by law, as follows:

### **CITY OF SCHERTZ PROPOSITION A**

**OPTION 1: YES ANNEXATION:** SHALL THE CITY OF SCHERTZ ANNEX FOR FULL PURPOSES CERTAIN AREAS IN THE CITY'S EXTRATERRITORIAL JURISDICTION WITHIN FIVE MILES OF THE BOUNDARY OF THE JOINT BASE SAN ANTONIO RANDOLPH?

**OPTION 2: NO ANNEXATION BUT WITH LAND USE REGULATIONS:** SHALL THE CITY OF SCHERTZ BE PROVIDED WITH THE AUTHORITY TO ADOPT AND ENFORCE AN ORDINANCE REGULATING THE LAND USE IN THE CITY'S EXTRATERRITORIAL JURISDICTION WITHIN FIVE MILES OF THE BOUNDARY OF THE JOINT BASE SAN ANTONIO RANDOLPH IN THE MANNER RECOMMENDED BY THE MOST RECENT JOINT LAND USE STUDY, FOR THE PURPOSE OF PROTECTING THE MILITARY MISSIONS, AND INCLUDING THE AUTHORITY TO ADOPT AND IMPOSE RELATED FEES, FINES AND OTHER CHARGES?



## CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 05, 2025

**Department:** Planning & Community Development

**Subject:** Ordinance 25-S-030- Conduct a public hearing and consider a request to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2), more specifically known as Guadalupe County Property Identification Numbers 199114 and 199115, also known as 36 Maske Road and 40 Maske Road, Lots 1 and 2, Block 1 of the Maske Road Business Park Subdivision, City of Schertz, Guadalupe County, Texas. (B.James/L.Wood/W.Willingham)

**BACKGROUND**

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use. The property is platted and is currently undeveloped. The site is located within the Accident Potential Zone II (APZ II) for JBSA Randolph Air Force Base.

On June 18, 2025, 10 public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, one (1) response in favor, zero (0) response neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published prior to the City Council Meeting. Additionally, one (1) sign was placed on the subject property.

The Planning and Zoning Commission held a public hearing for the item on July 2, 2025

A public hearing notice was published on July 16, 2025 in the "San Antonio Express." Additionally one (1) notification sign was placed on the subject property.

**Subject Property**

	<b>Zoning</b>	<b>Land Use</b>
<b>Existing</b>	General Business District (GB)	Undeveloped
<b>Proposed</b>	General Business District-2 (GB-2)	Office- Warehouse/Distribution Center

**Adjacent Properties**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Right of Way	Maske Road (Commercial Collector- A)
<b>South</b>	General Business District-2 (GB-2)	Office- Warehouse/Distribution Center
<b>East</b>	General Business District-2 (GB-2)	Undeveloped
<b>West</b>	General Business District (GB) Right of Way	Undeveloped Fm 1518 (Secondary Arterial)

**GOAL**

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use.

**Dimensional and Developmental Requirements**

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	<i>Code</i>	<i>Zoning District</i>	<i>Area Sq Ft</i>	<i>Width (ft)</i>	<i>Depth (ft)</i>	<i>Front (ft)</i>	<i>Side Adj Non-Residential (ft)</i>	<i>Rear Adj Non-Residential(ft)</i>	<i>Max. Height (ft)</i>	<i>Max. Impervious Coverage</i>
<b>Existing</b>	(GB)	General Business	10,000	100	100	20	0	0	120	80%
<b>Proposed</b>	(GB-2)	General Business-2	10,000	100	100	20	0	0	120	80%

## COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

## SUMMARY OF RECOMMENDED ACTION

### 1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The Comprehensive Land Plan is a guiding document for the long-range vision of Schertz and designates this area as "Industrial Hub." Industrial Hub is intended for developments such as manufacturing warehouses, processing, and distribution centers, and can buffer industrial areas to transition to other land uses by developing flex buildings or research and development. The applicant is requesting a zone change from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use. Office-warehouse land use is consistent with the Industrial Hub designation and thus implements the policies established by the Comprehensive Land Plan.

### 2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. The subject property is located within the Air Installation Compatible Use Zone District (AICUZ). More specifically, this property is located within the Accident Potential Zone II (APZ II). These zones are established to provide control on encroachment around a military airfield per UDC Sec. 21.5.9.A, which requires that Randolph Air Force Base (RAFB) affirmatively recommend to the City that the proposed zone change be permitted. Based upon an evaluation of noise pollution and the high risk potential of aircraft accidents, RAFB has affirmatively recommended the zone change request from General Business District (GB) to General Business District-2 (GB-2). Therefore, the proposed zone change aligns with the UDC and city policy.

### 3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area.

The subject property is currently undeveloped and is located directly adjacent to an area with numerous properties zoned as General Business District-2 (GB-2). General Business District-2 (GB-2) is intended to provide suitable areas for the development of non-residential and light industrial uses that serve the entire community. Therefore, given the current conditions of the surrounding area, a rezone to General Business District-2 (GB-2) does meet the intent of the UDC and is appropriate with the existing uses in the immediate area. The land uses permitted in General Business District-2 (GB-2) are listed in UDC Section 21.5.8 -Permitted Use Table.

**Permitted Use Table (Sec. 21.5.8)\***

	Existing Zoning District	Proposed Zoning District
	General Business District (GB)	General Business District-2 (GB-2)
Permitted Uses	<ul style="list-style-type: none"> <li>● Appliances, Furniture and Home Furnishing Store</li> <li>● Building Material and Hardware Sales</li> <li>● Car Wash, Automated</li> <li>● Commercial Amusement, Indoor</li> </ul>	<ul style="list-style-type: none"> <li>● Appliances, Furniture and Home Furnishing Store</li> <li>● Building Material and Hardware Sales</li> <li>● Car Wash, Automated</li> <li>● Commercial Amusement, Indoor</li> <li>● Auto Repairs and Service, Major</li> <li>● Office Warehouse/Distribution Center</li> <li>● Mini-Warehouse/Public Storage (SUP)</li> </ul>

\*The permitted use table shown is a non-exhaustive list. For a complete list of permitted uses, see the UDC Section 21.5.8-Permitted Use Table.

#### **4. Whether other factors are deemed relevant and important in the consideration of the amendment.**

All UDC requirements have been met for the proposed zone change. City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.

JBSA Randolph has been notified of the zone change request by the City of Schertz and, per the 2017 Air Installations Compatible Use Zones (AICUZ) Study, JBSA finds warehousing and storage services to be permitted within this area of the Accident Potential Zone (APZ) II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Per their independent review, JBSA affirmatively recommends approval of the zone change request.

#### **RECOMMENDATION**

##### **STAFF RECOMMENDATION**

Due to the character of the surrounding area, the consistency with the Comprehensive Land Plan, and the affirmative recommendation of the proposed zone change from JBSA Randolph, staff recommends approval of Ordinance 25-S-030.

##### **COMMISSION RECOMMENDATION**

The Planning and Zoning Commission met on July 2, 2025, and made a recommendation to approve the proposed rezoning with a 6-0 vote.

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#### **Attachments**

Ordinance 25-S-030 with attachments

Aerial Exhibit

Public Hearing Notice Map

Public Hearing Responses

Zoning Exhibit

City Council Presentation Slides

## **ORDINANCE 25-S-030**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 4.64 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) TO GENERAL BUSINESS DISTRICT-2 (GB-2), MORE SPECIFICALLY KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBERS 199114 AND 199115, ALSO KNOWN AS 36 MASKE ROAD AND 40 MASKE ROAD, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.**

**WHEREAS**, an application for a request to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2), known as 36 Maske Road and 40 Maske Road, Lots 1 and 2, Block 1 of the Maske Road Business Park Subdivision, more specifically known as Guadalupe County Property Identification Numbers 199114, and 199115, City of Schertz, Guadalupe County, Texas, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zoning (the “Criteria”); and

**WHEREAS**, on July 2, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zoning with a 6-0 vote; and

**WHEREAS**, on August 5, 2025, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned to General Business District-2 (GB-2).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SCHERTZ, TEXAS

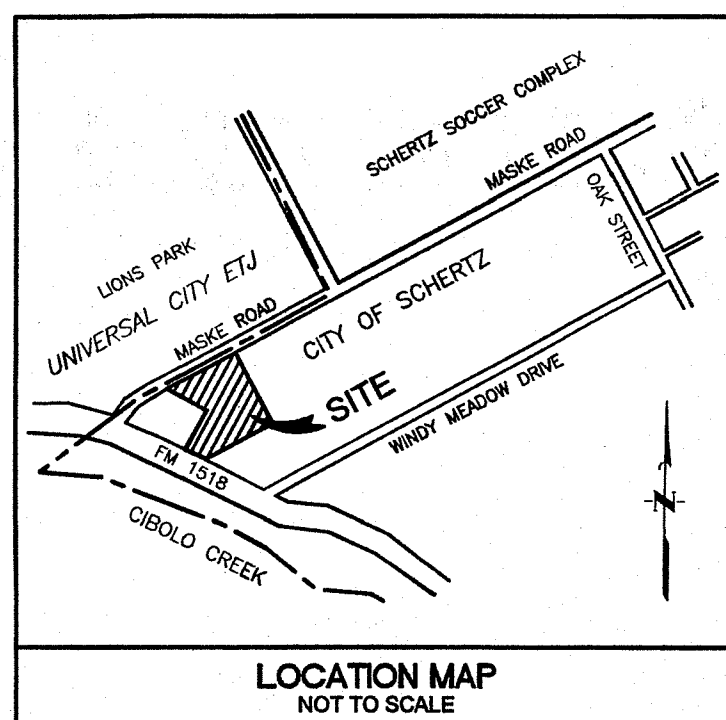
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

Exhibit "A"

Property Description: Legal Metes and Bounds

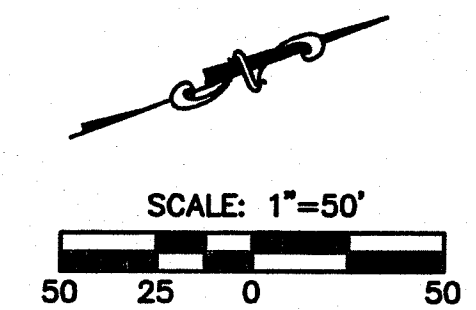


## LEGEND

- R.O.W. RIGHT-OF-WAY  
 CL CENTER LINE  
 O.P.R. OFFICIAL PUBLIC RECORD  
 P.R. PUBLIC RECORD  
 TxDOT TEXAS DEPARTMENT OF TRANSPORTATION  
 F-5207 FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP  
 — EDGE OF PAVEMENT  
 — PROPERTY LINE  
 - - - EASEMENT LINE  
 - - - CENTER LINE  
 // R.O.W. DEDICATION

## CIVIL TECH, PLLC.

ENGINEERS, CONSULTANTS, LAND PLANNERS  
 Firm No. 13711 (210) 365-5029  
 P.O. BOX 2203 BOERNE, TEXAS 78006

Exhibit "A"  
Legal Metes and Bounds

LINE DATA FOR VARIABLE WIDTH WATER AND WASTEWATER EASEMENT		
LINE#	BEARING	LENGTH
L1	S30°32'55"E	308.60'
L2	S17°18'14"E	47.83'
L3	S06°03'14"E	143.80'
L4	S30°32'08"E	48.78'
L5	N59°27'05"E	28.14'
L6	N06°03'14"W	213.22'
L7	N30°32'55"W	340.42'

CURVE DATA					
CVR#	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	03°51'58"	2824.93'	190.61'	N68°58'51"W	190.58'
C2	28°17'20"	290.00'	123.43'	S16°24'15"E	122.18'
C3	28°16'31"	250.00'	123.37'	S16°23'51"E	122.13'
C4	04°06'32"	2809.93'	201.51'	N69°07'12"W	201.47'

IDEA PUBLIC SCHOOLS, A TEXAS  
 LIMITED LIABILITY COMPANY  
 DOCUMENT NO. 201899022027 O.P.R.  
 23.130 ACRES  
 (ZONE GB - UNDEVELOPED)

CERTIFIED TO BE A TRUE  
 AND CORRECT COPY,  
 Guadalupe County Clerk  
 PAGE 2 OF 2

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I do hereby certify that the foregoing is a true  
 and correct copy as the same appears on FILE  
 AND RECORDED in the Official Public Record  
 of Guadalupe County, Texas, on the date and  
 time stamped thereon.  
 Teresa Kiel  
 Guadalupe County Clerk  
 By [Signature] Deputy

JUN 27 2023

## MASKE ROAD BUSINESS PARK PLAT

BEING A TOTAL OF 9.000 ACRES OF LAND SITUATED IN THE  
 T. HERRERA LEAGUE NO. 68, ABSTRACT NO. 153, GUADALUPE  
 COUNTY, TEXAS. ESTABLISHING LOTS 1-4, BLOCK 1, INCLUDING  
 A 15' R.O.W. DEDICATION 0.068 ACRES TO TxDOT, 12.5' R.O.W.  
 DEDICATION 0.182 ACRES TO CITY OF SHERTZ AND BEING THAT  
 CERTAIN 9.000 ACRE TRACT CONVEYED TO LAMONT PROPERTIES  
 LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED  
 IN DOCUMENT NO. 201899022236, OFFICIAL PUBLIC RECORDS,  
 GUADALUPE COUNTY, TEXAS.

PLAT CREATED NOVEMBER 1st, 2021 WITHIN THE CITY OF SCHERTZ.

SHEET 2 OF 2

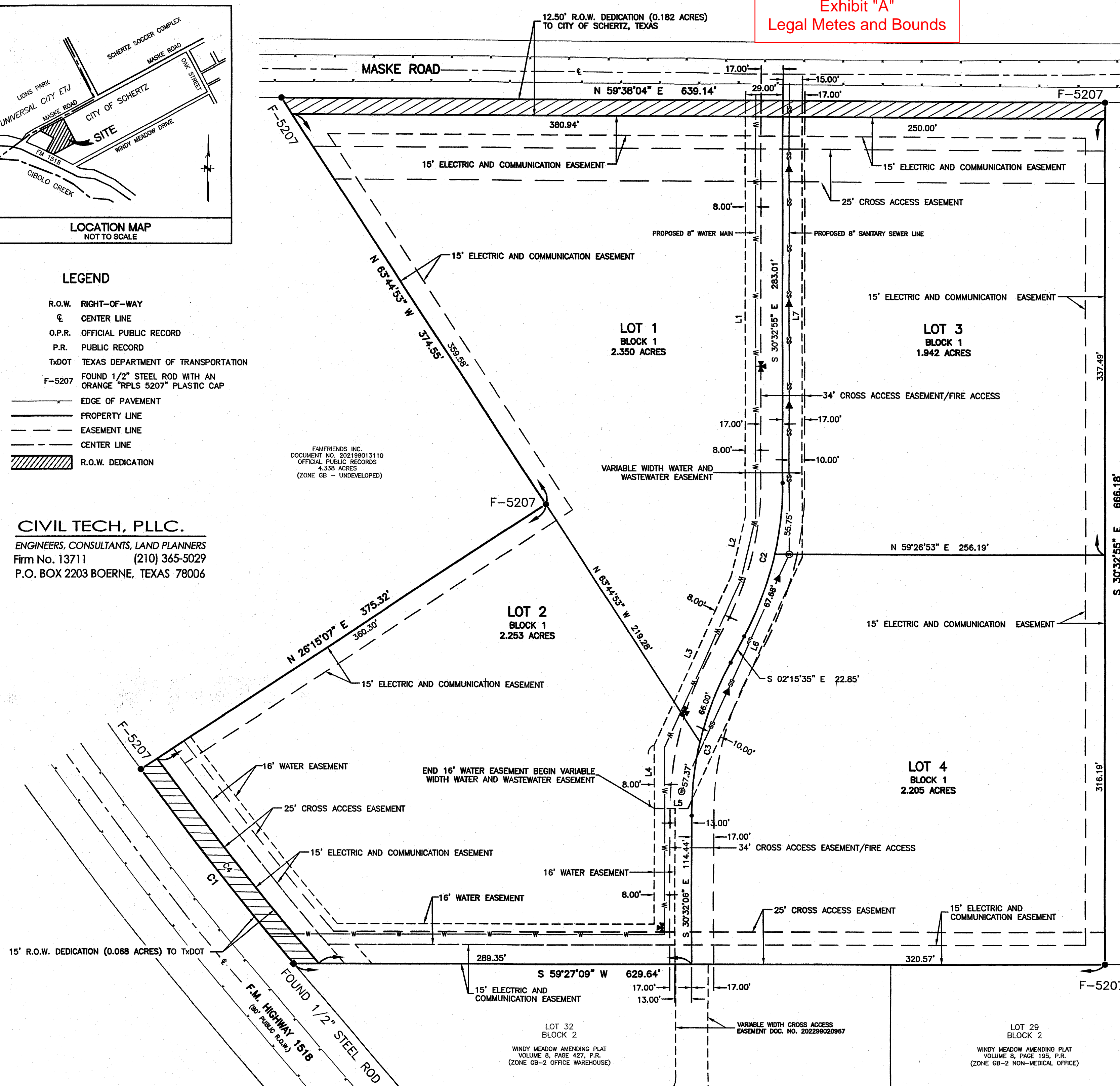
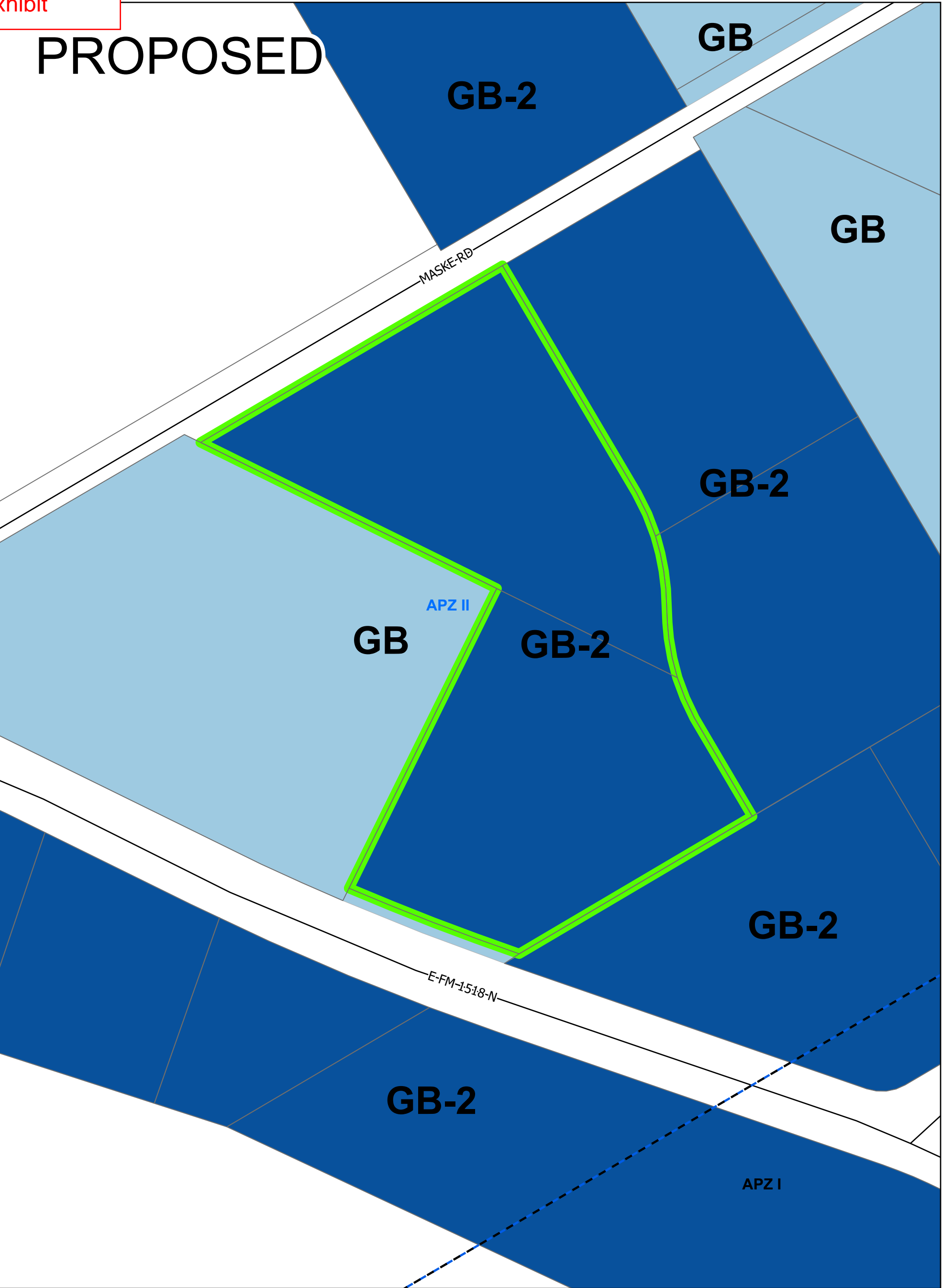
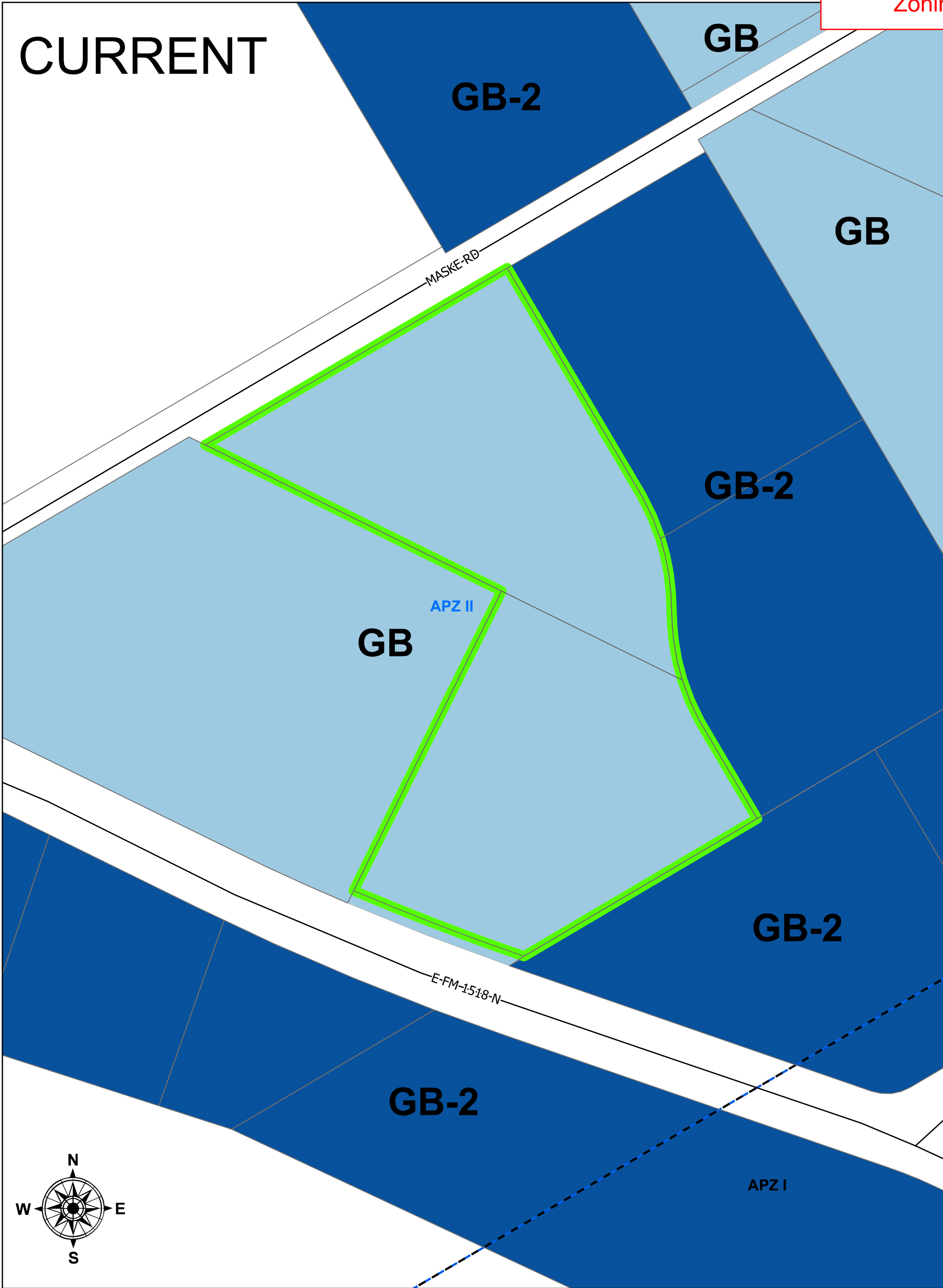


Exhibit "B"  
Zoning Exhibit



Exhibit "B"  
Zoning Exhibit

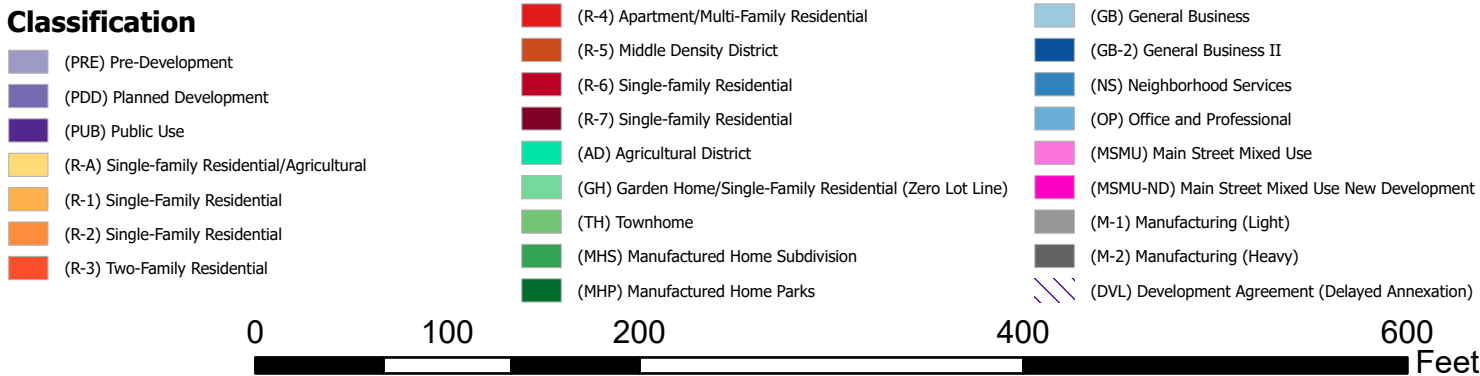


Last update: June 12th, 2025  
City of Schertz, GIS Specialist: Alexa Venezia, [avenezia@schertz.com](mailto:avenezia@schertz.com) (210) 619-1174

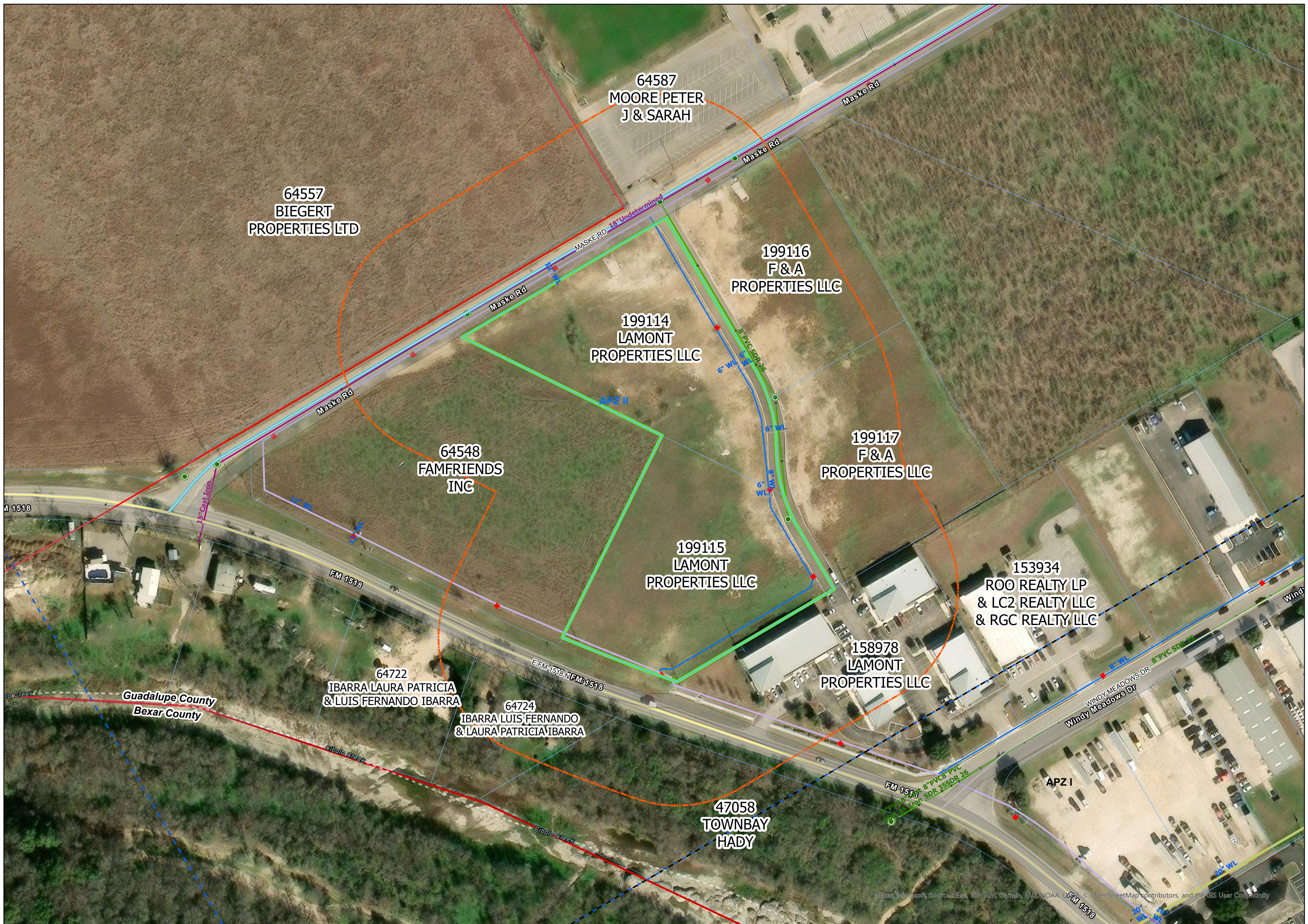
\*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*

PROPOSED ZONING CHANGE

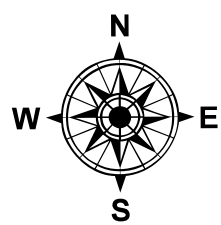
GUADALUPE COUNTY  
PARCEL IDs:  
199114 & 199115





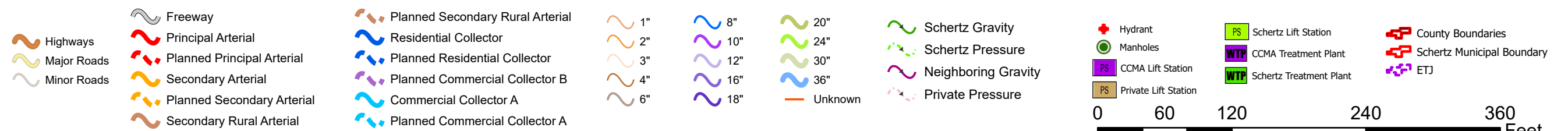


Mixer, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

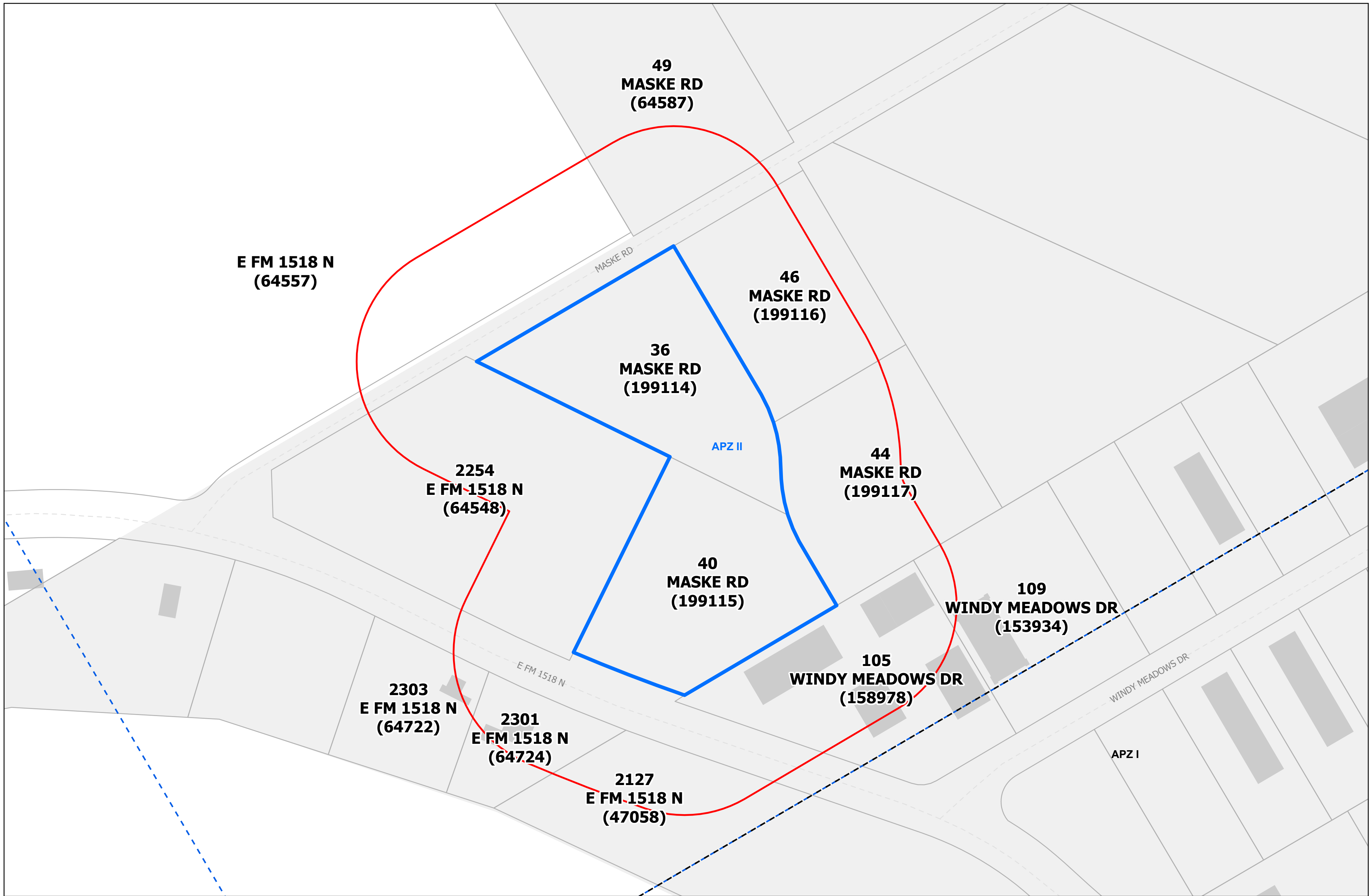


**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL IDs:  
199114 & 199115





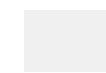


# City of Schertz

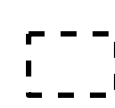
Parcel IDs:  
199114 & 199115



Project Boundary



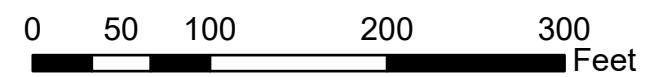
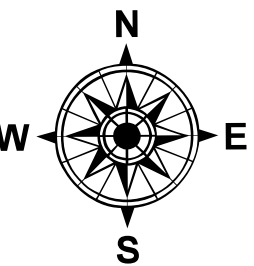
City Limits



Schertz ETJ  
Boundary



200' Buffer



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**Public Comment on Zoning Case PLZC20250094**

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**From** [REDACTED]  
**Date** Fri 6/20/2025 4:46 PM  
**To** planning <planning@schertz.com>  
**Cc** William Willingham <wwillingham@schertz.com>; Daisy Marquez <dmarquez@schertz.com>

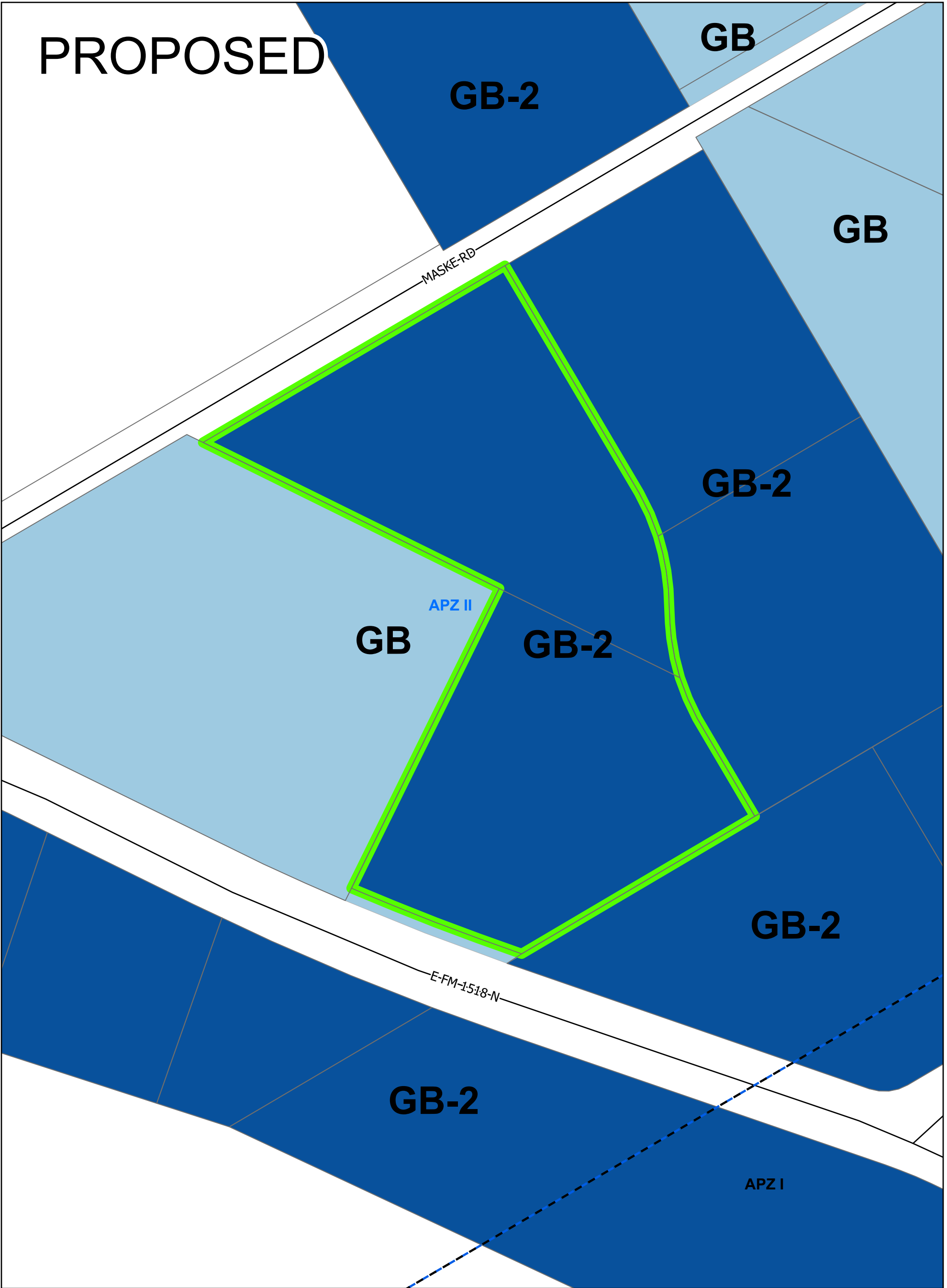
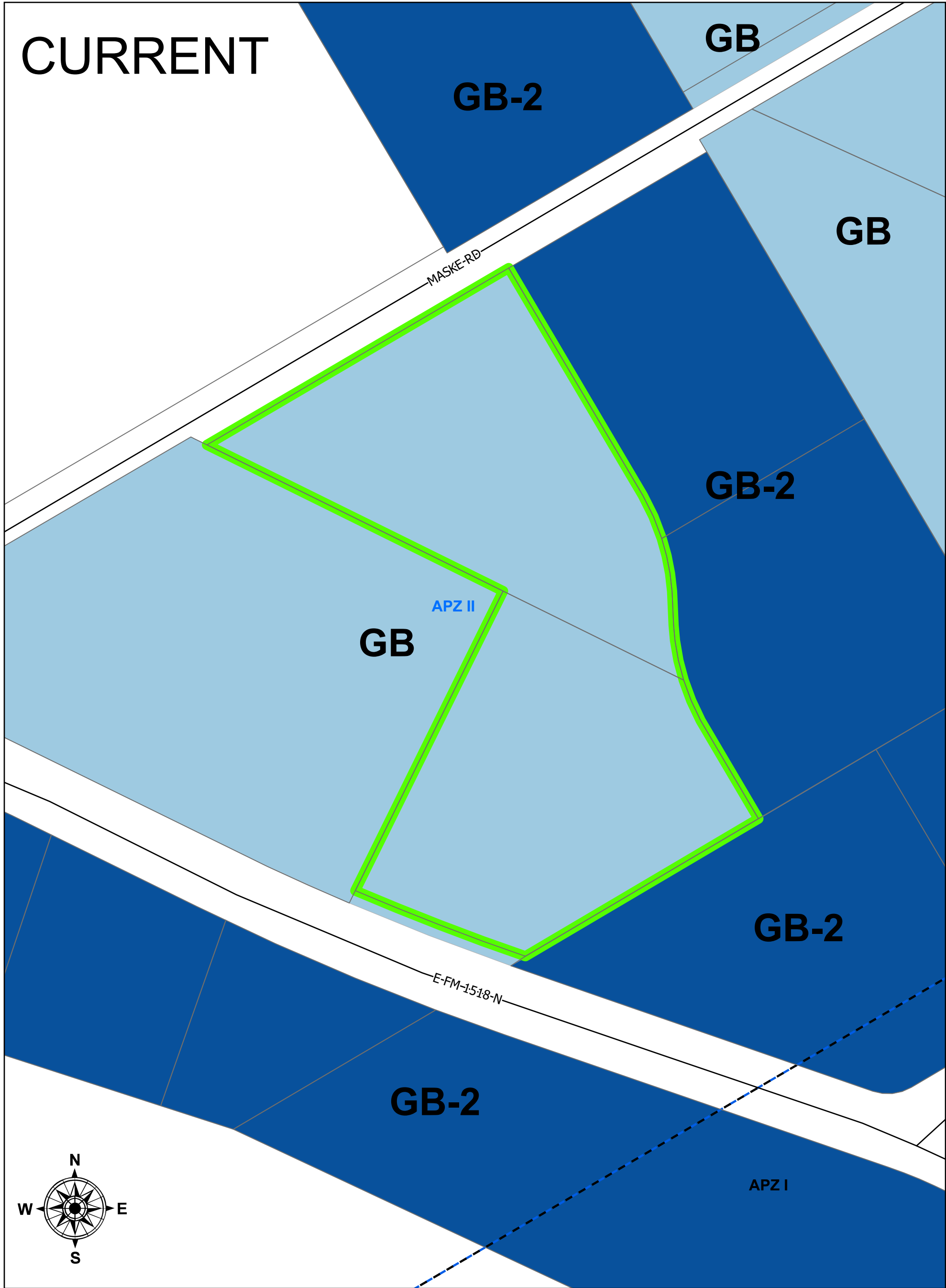
Dear Planning Division,

I am writing to express my support for the proposed zoning change under case PLZC20250094, scheduled for public hearing on July 2, 2025.

As the new owner of the adjacent properties located at 44 and 46 Maske Road, which I officially acquired today, I fully support the request to rezone 36 and 40 Maske Road from General Business District (GB) to General Business District-2 (GB-2). I believe this change will promote consistent and compatible development in the area and contribute positively to the ongoing growth of the Maske Road Business Park.

Please consider this note as my formal recommendation in favor of the proposed zoning change.

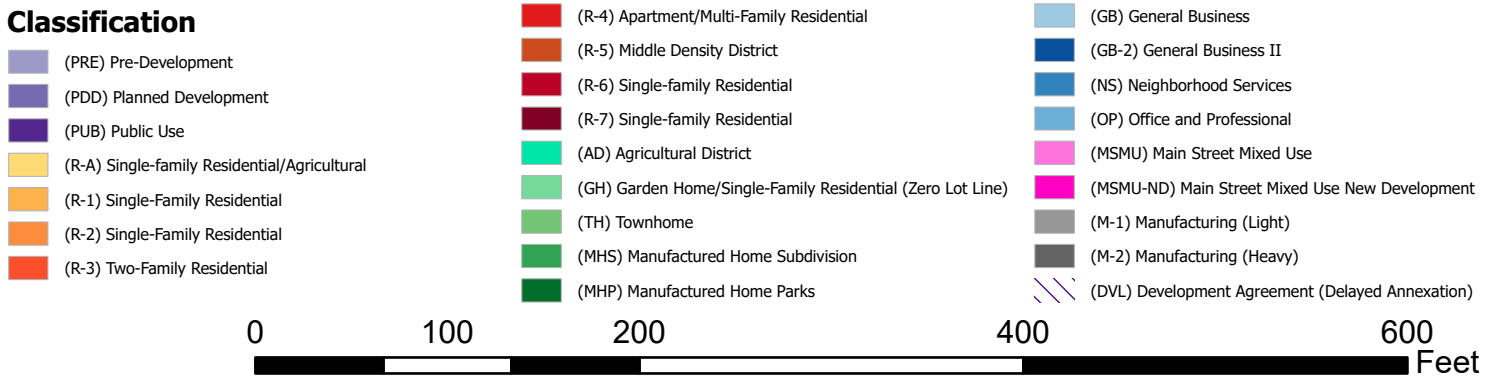
Best regards,  
Jesús Solana



Last update: June 12th, 2025  
City of Schertz, GIS Specialist: Alexa Venezia, [avenezia@schertz.com](mailto:avenezia@schertz.com) (210) 619-1174

\*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*

**PROPOSED ZONING CHANGE**  
**GUADALUPE COUNTY**  
**PARCEL IDs:**  
**199114 & 199115**





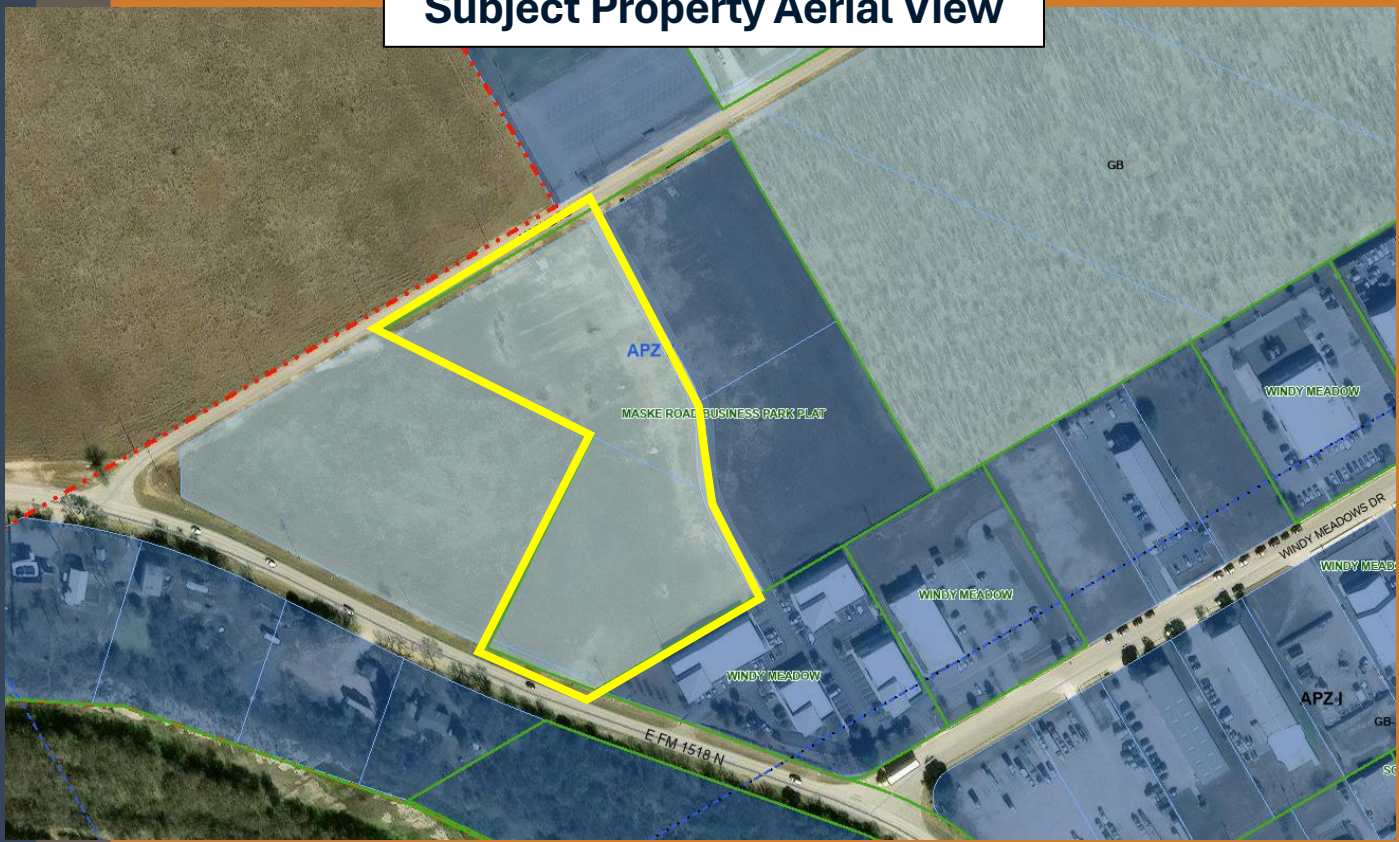
# Ord. 25-S-030

Proposed Zone Change to GB-2 on Maske Road

**William Willingham | Planner**

# Orientation

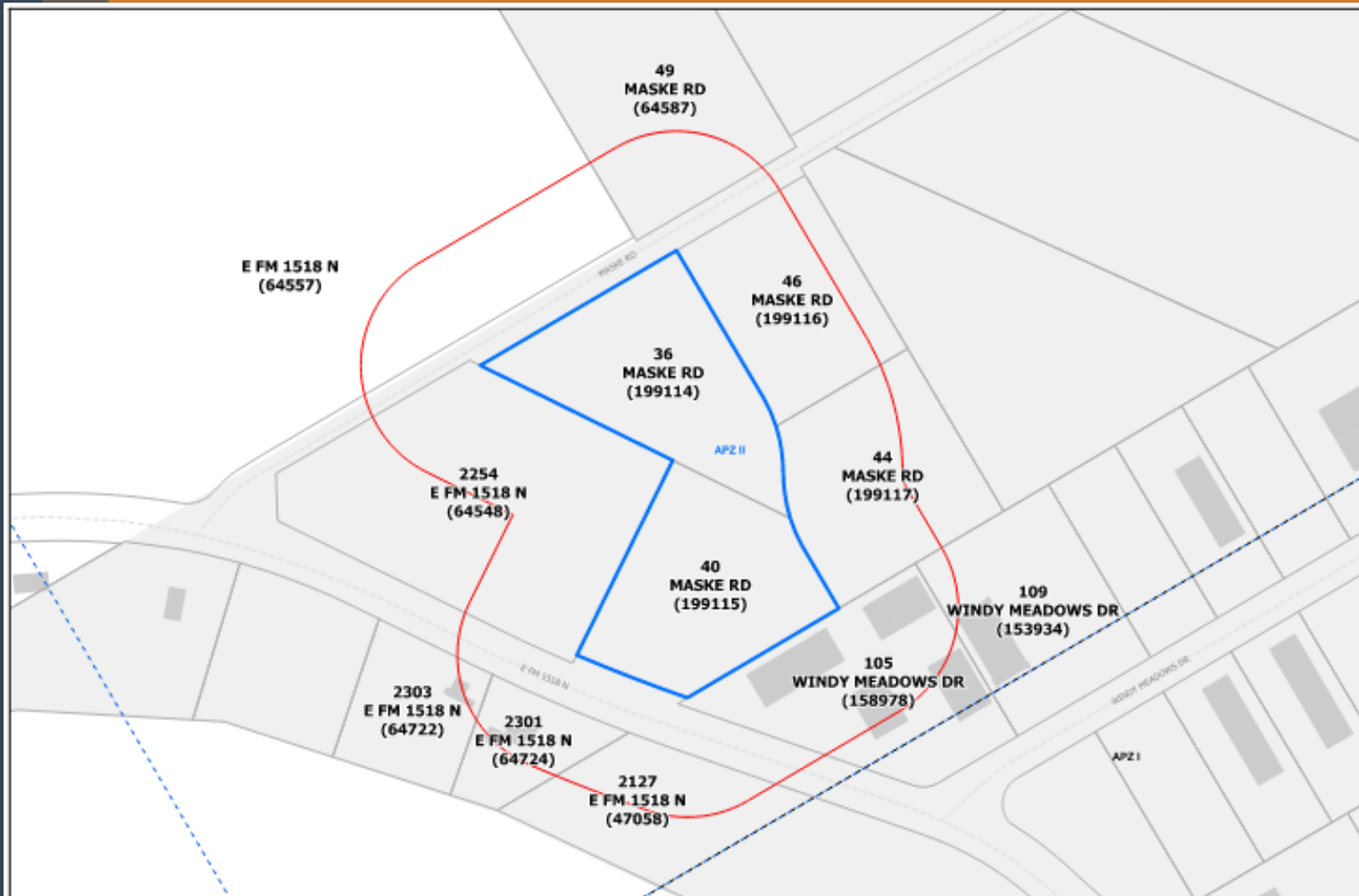
**Subject Property Aerial View**



**Vicinity Zoning and Land Use**

	Zoning	Use
Subject Property	General Business District	Undeveloped
North	Right of Way	Maske Road (Commercial Collector – A)
South	General Business District-2 (GB-2)	Office-Warehouse/ Distribution Center
East	-General Business District-2 (GB-2)	Undeveloped
West	-General Business District (GB) -Right of Way	-Undeveloped - FM 1518 (Secondary Arterial)

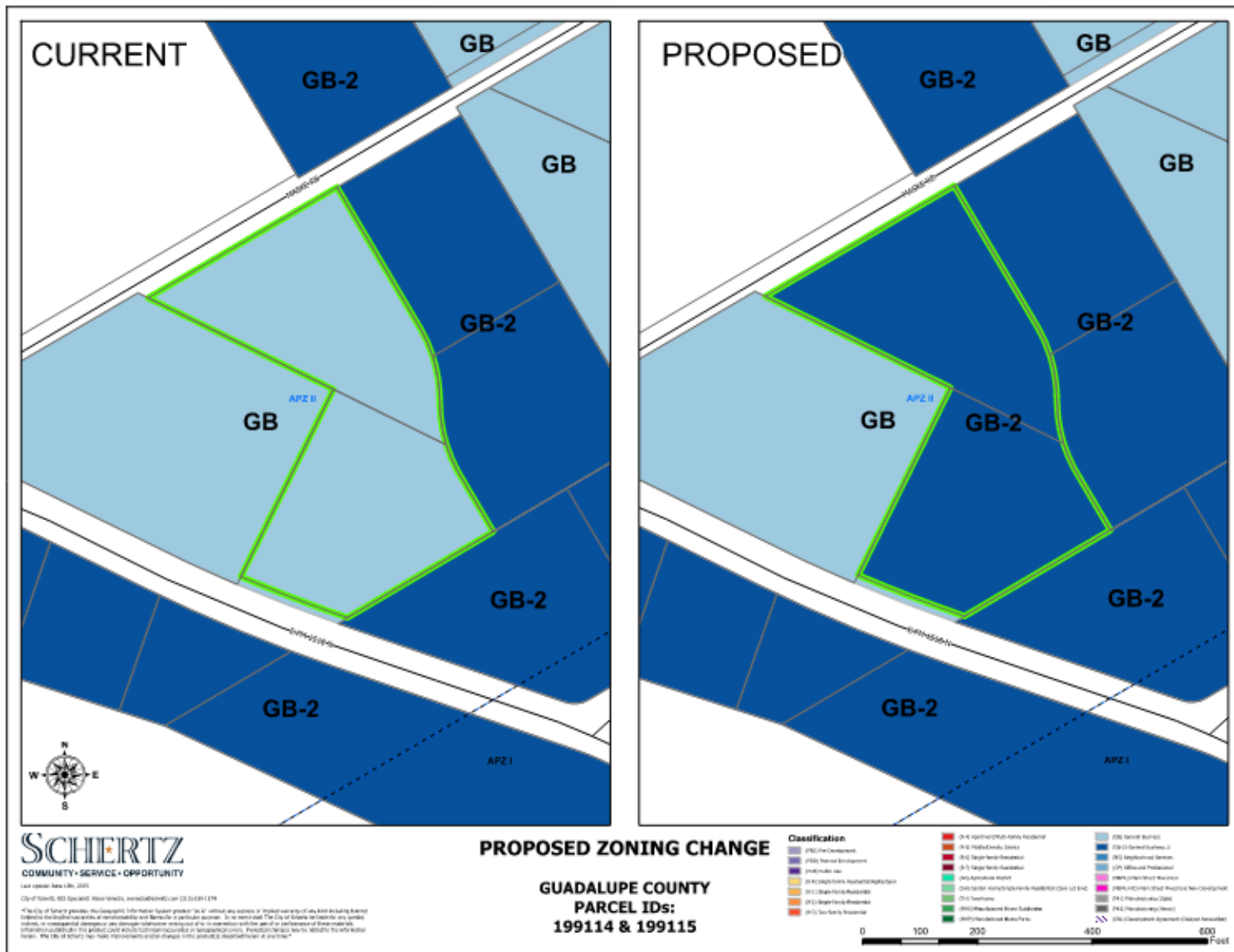
# Notification



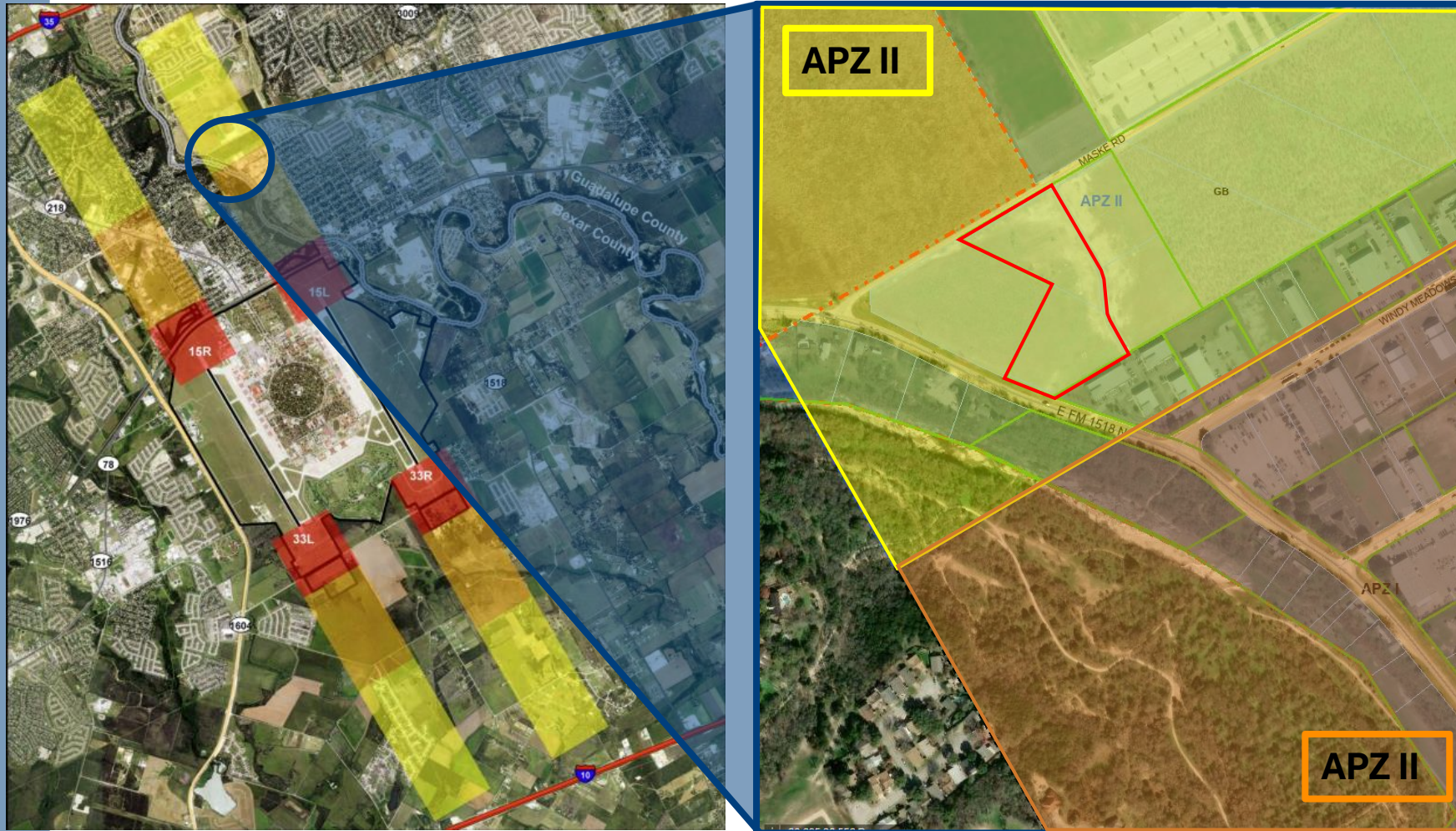
- 10 Public notices were sent on 06.18.2025
- As of today
  - (1) in Favor
  - (0) Neutral to
  - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” prior to the City Council Hearing
- A notification sign was placed by the applicant
- JBSA has been notified and affirmatively recommends approval of this request



# Background: Zoning Change



# Background: Site in Context



- Located within the Accident Potential Zone II (APZ II)
- Purpose and effect of the APZ II



# APZ Approval Requirement

SUBJECT: Joint Base San Antonio review of Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road)

1. Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road) has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however, there are additional comments for consideration in planning and development.
  - a. Subject parcel is located within Randolph AFB Accident Potential Zone II (APZ II). Per the 2017 RND Air Installations Compatible Use Zones (AICUZ) study, Warehousing and storage services, SLUCM No. 63.7, is permitted within APZ II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Retail trade, SLUCM No. 50, is generally permitted within APZ II with a maximum FAR of .28. The majority of Office services, to include Misc Services (SLUCM no. 69) are permitted w/in APZ II with maximum FAR of .22. Additionally, due to the proximity to the primary approach/departure flight tracks of RND AFB, expect regular and increasing levels of noise.

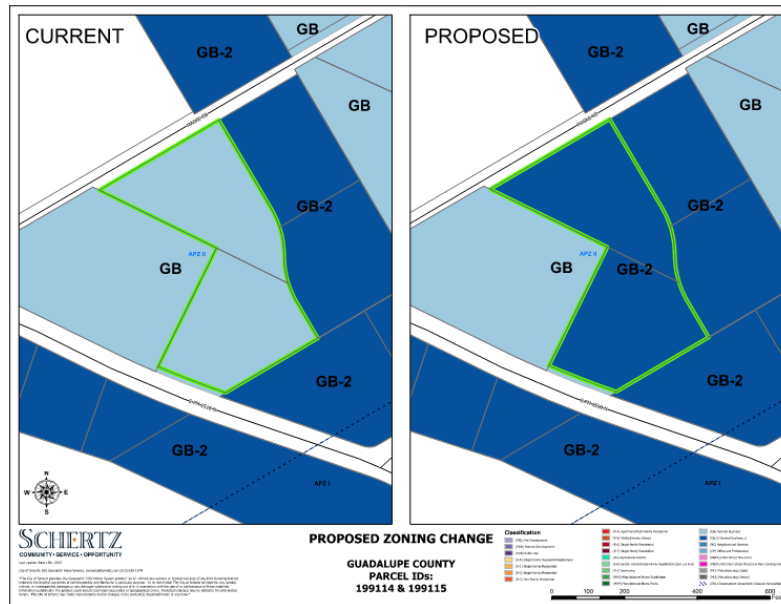
## Sec. 21.5.9. - Special districts.



### A. Air Installation Compatible Use Zone District (AICUZ).

1. Established to provide control on encroachment around a military airfield, encroachment that could destroy the harmonious relationship existing between the local community and a military airfield. This could eventually lead to the removal of the airfield, which would affect the economy of the area. Restrictions established in accordance with suggested guidelines and studies published by the military will control the development, construction and density of the area. The area is subject to high frequency of noise from aircraft and is at high risk to potential aircraft accidents. All uses and regulations contained within the AICUZ shall be in accordance with the AICUZ study and regulations published by Randolph Air Force Base.
2. A request for development that is not a permitted use by the AICUZ Study, as adopted by the City, or a request for zoning change for property located within the AICUZ requires written notification to Randolph Air Force Base (RAFB) of the proposed development, type occupancy, occupant load, hours of operation, and any special conditions of the project that may include noise, dust, smoke emissions, etc., and any proposed request for a zone change within the AICUZ, with applicable reference the Standard Land Use Code Manual (SLUCM) as adopted in the AICUZ Study. An acknowledgment from RAFB will be requested on the proposed development within 60 days. RAFB may conclude that the proposed development or zoning change should be permitted. Unless RAFB affirmatively recommends to the City that the proposed development or zoning change in the AICUZ be permitted, the development or zoning change will not be approved by the City. Failure on the part of RAFB to respond within 60 days will be deemed to be disapproval.

# Background: Site in Context



**Proposed Zone Change**



**Aerial view**



**Site's Current Conditions**



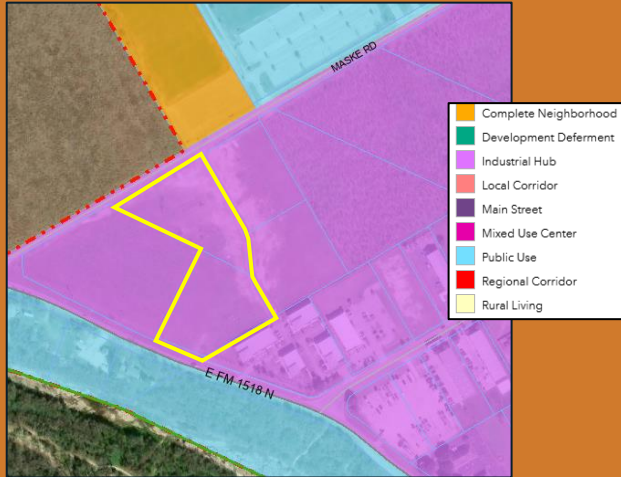
**Conditions Across from Site**

# Zoning District Dimensional Requirements

	Existing Zone	Proposed Zone
	General Business District (GB)	General Business District-2 (GB-2)
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"> <li>• Appliances, Furniture and Home Furnishing Store <ul style="list-style-type: none"> <li>• Building Material and Hardware Sales</li> <li>• Car Wash, Automated</li> <li>• Commercial Amusement, Indoor</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Appliances, Furniture and Home Furnishing Store <ul style="list-style-type: none"> <li>• Building Material and Hardware Sales <ul style="list-style-type: none"> <li>• Car Wash, Automated</li> </ul> </li> <li>• Commercial Amusement, Indoor <ul style="list-style-type: none"> <li>• Auto Repairs and Service, Major</li> </ul> </li> </ul> </li> <li>• <b>Office Warehouse/Distribution Center</b></li> <li>• Mini-Warehouse/Public Storage (SUP)</li> </ul>
Area Square Feet (Sec. 21.5.7)	10,000	10,000
Width & Depth (Sec. 21.5.7)	100 x 100	100 x 100
Setbacks, Adj. Non-Residential (Sec. 21.5.7)	Front: 20', Side: NA, Rear: NA	Front: 20', Side: NA, Rear: NA
Maximum Height (Sec. 21.5.7)	120'	120'
Maximum Impervious Coverage (Sec. 21.5.7)	80%	80%



# UDC SECTION 21.5.4.D Criteria for Approval



## 1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

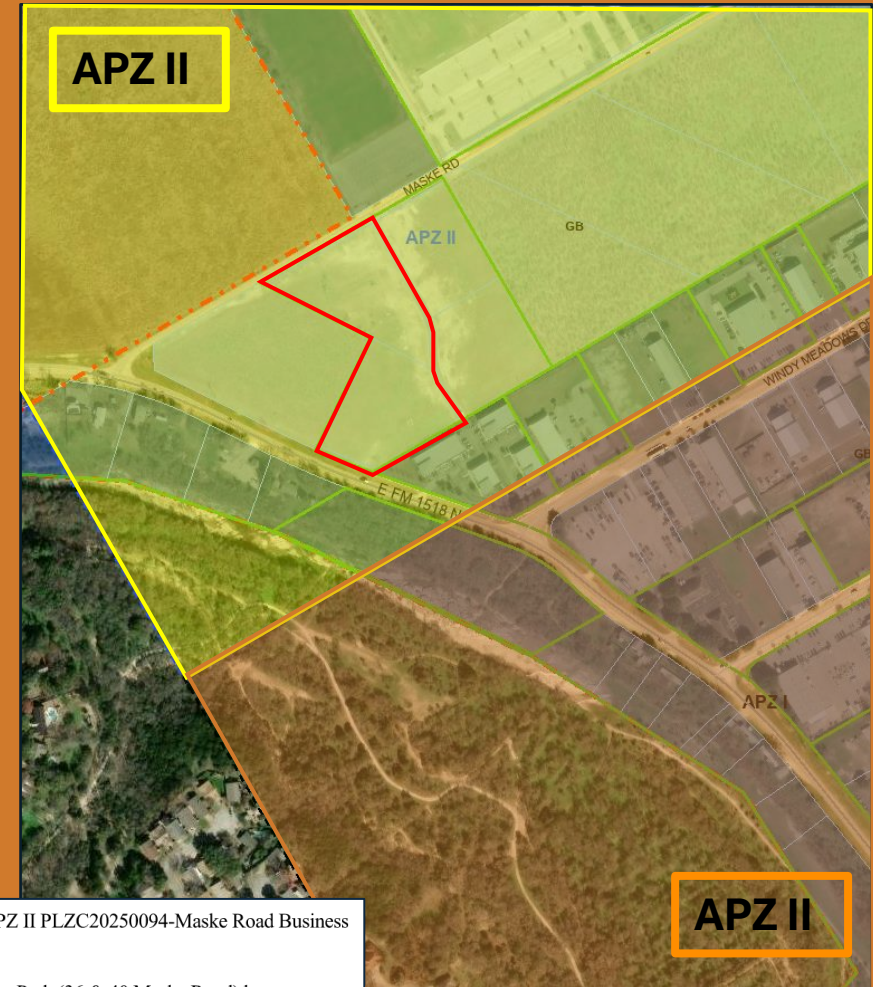
- The comprehensive plan is a guiding document for the long-range vision of Schertz
- “Industrial Hub” designation: Manufacturing, processing, and distributing uses
- General Business District-2 (GB-2): Intended for light industrial developments to serve the entire community.

# UDC SECTION 21.5.4.D Criteria for Approval

## 2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts.

- Located within the APZ II
- JBSA has affirmatively recommended the zone change request.



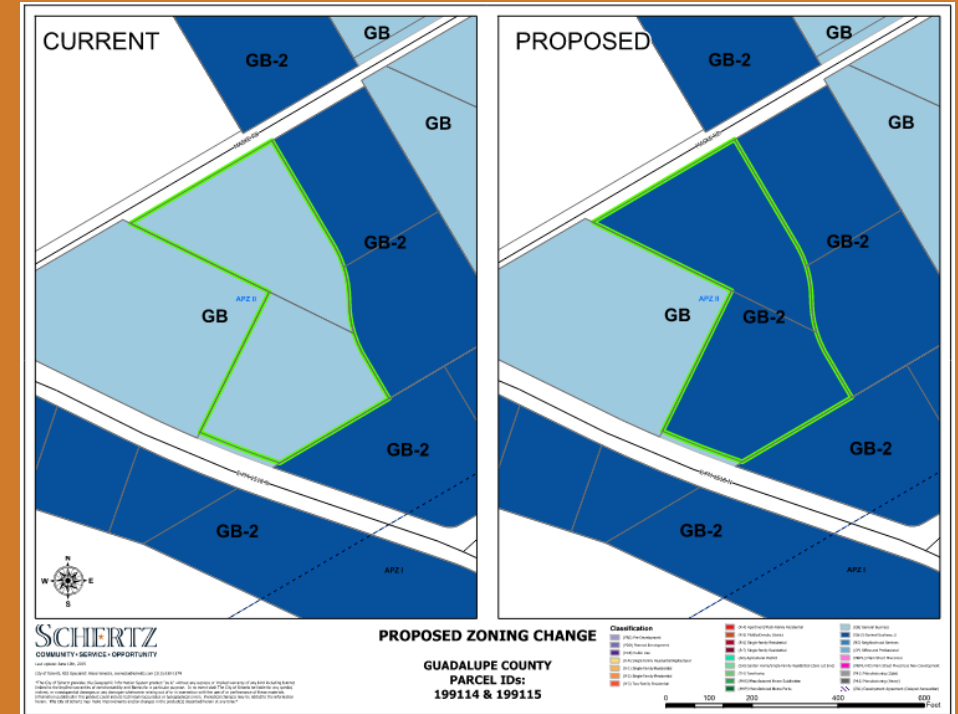
SUBJECT: Joint Base San Antonio review of Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road)

1. Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road) has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however, there are additional comments for consideration in planning and development.

# UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- Subject property and surrounding area is characterized by undeveloped or light industrial land uses
- Subject property located in an area with a many other properties zoned as General Business District-2 (GB-2)



	Proposed Zone
	General Business District-2 (GB-2)
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"><li>• Appliances, Furniture and Home Furnishing Store<ul style="list-style-type: none"><li>• Building Material and Hardware Sales</li><li>• Car Wash, Automated</li><li>• Commercial Amusement, Indoor</li><li>• Auto Repairs and Service, Major</li></ul></li><li>• <b>Office Warehouse/Distribution Center</b></li><li>• Mini-Warehouse/Public Storage (SUP)</li></ul>



# UDC SECTION 21.5.4.D Criteria for Approval

## 4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- All UDC requirements have been met for the proposed zone change.
- Schertz' Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.



# Recommendation

## *Staff Recommendation:*

Due to the character of the surrounding area, the consistency with the Comprehensive Land Plan, and the affirmative recommendation of the proposed zone change from JBSA, Staff recommends approval of Ordinance 25-S-030.

# Recommendation

## *Commission Recommendation:*

The Planning and Zoning Commission met on July 2, 2025 and made a recommendation to approve the requested rezone with a 6-0 vote to City Council.

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Engineering  
**Subject:** August 2025 Quarterly Streets Update

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**BACKGROUND**

Engineering and Public Works will present a quarterly update on the status of various street projects. The update will include the current status of the SPAM projects and information on various street repairs and crack sealing efforts.

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**Attachments**

Streets Presentation 8 5 25

# SCHERTZ STREET PRESERVATION AND MAINTENANCE

August 5, 2025, City Council Workshop

Larry Busch | Public Works Director

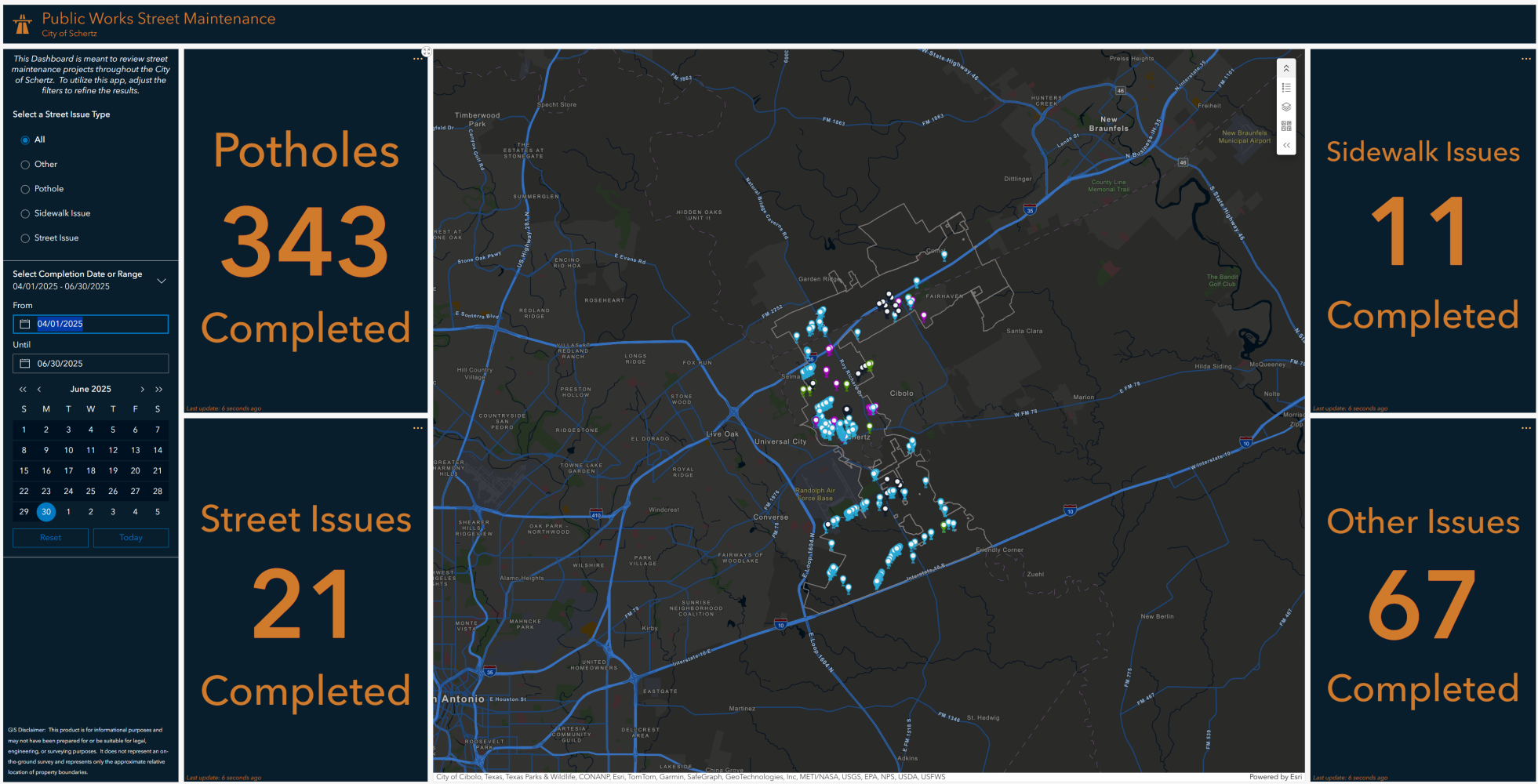
John Nowak, P.E. | Assistant City Engineer

**SCHERTZ**  
COMMUNITY. SERVICE. OPPORTUNITY.

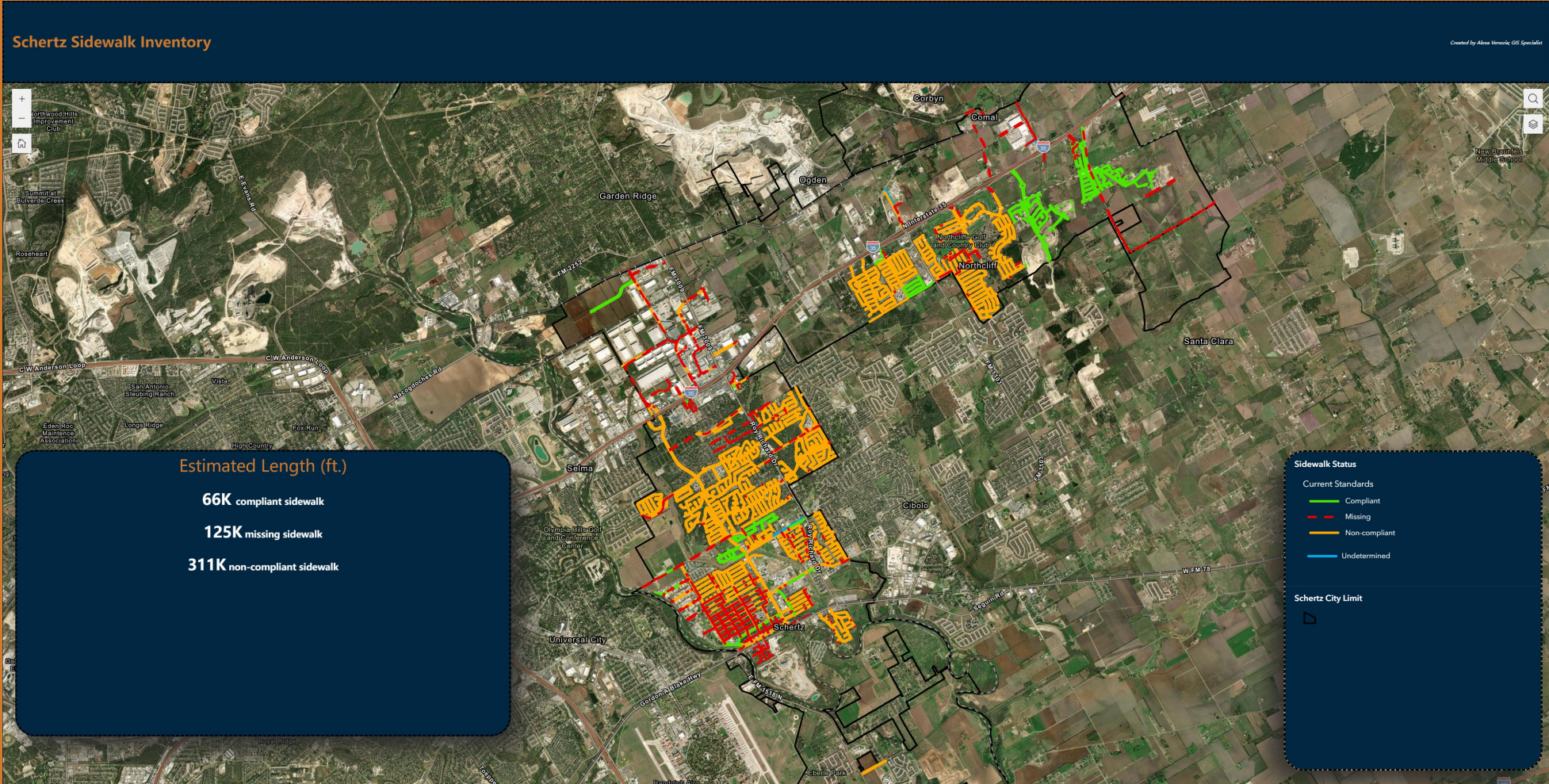


# Streets Maintenance Dashboard

April 1st through June 30th, 2025



# Schertz Sidewalk Inventory Dashboard





# Streets Maintenance: Crack Seal Program 2025

April 1st through June 30th, 2025

**Miles Completed: 4.35 mi**

**Crack Sealant: 172 Boxes**

**The Village - 1.99 mi**

**Savannah (Schertz Pkwy to**

**City Limits) - .91 mi**

**River Road (Lone Oak) - .78 mi**

**Kensington Ranch - .67 mi**





# Streets Maintenance Progress Summary 2025

April 1st through June 30th, 2025

**Street Issues: 21**

**Potholes: 343**

**UPM (Pothole Patch Material) – 12 tons**

**Asphalt Hot Mix Tons – 97.91 tons**

**Street Striping:**

**Savannah**

**(Schertz Pkwy to City Limits) - 91 mi**

**Woodland Oaks Dr.**

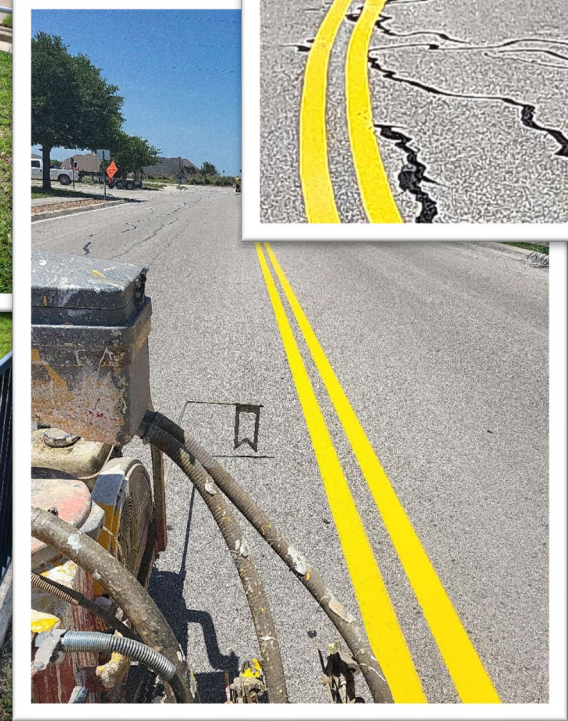
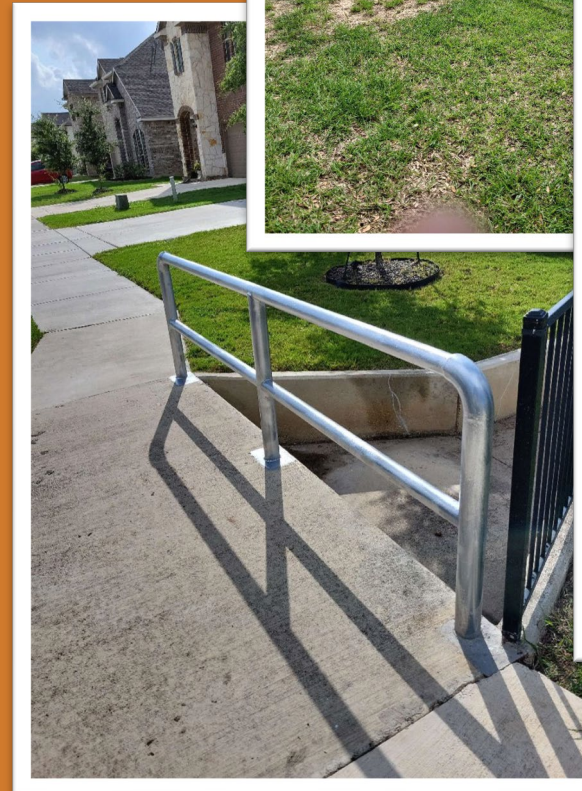
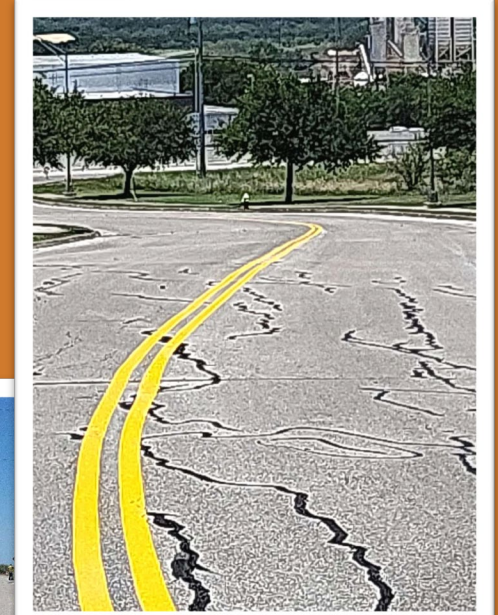
**(FM 3009 to City Limits, Greenshire) - .78 mi**

**Fairlawn Ave - .73 mi**

**Belmont Pkwy - .71 mi**

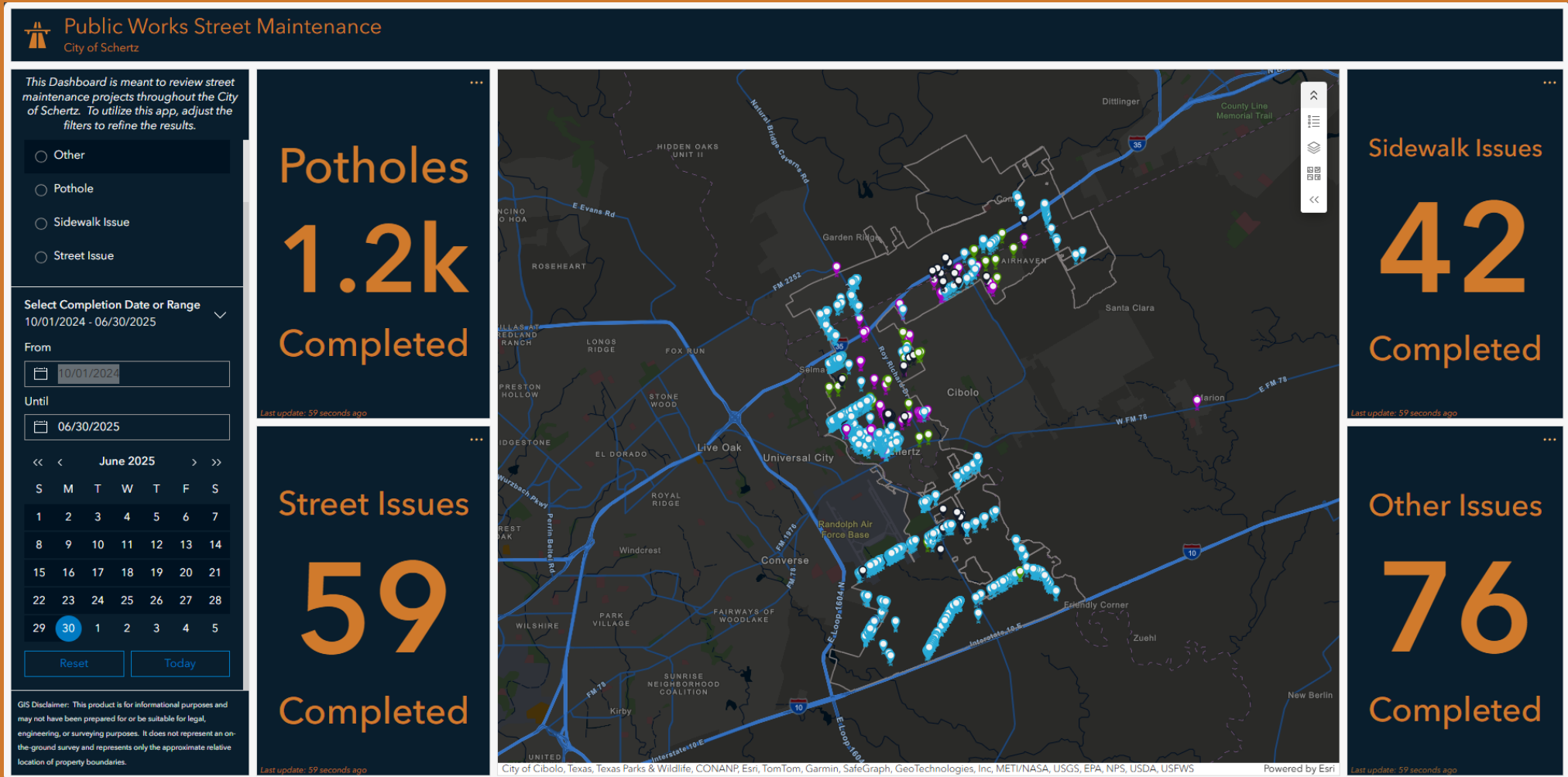
**Forester Bend - .17 mi**

**Total Miles Striped: 3.3 mi**



# Streets Maintenance Dashboard

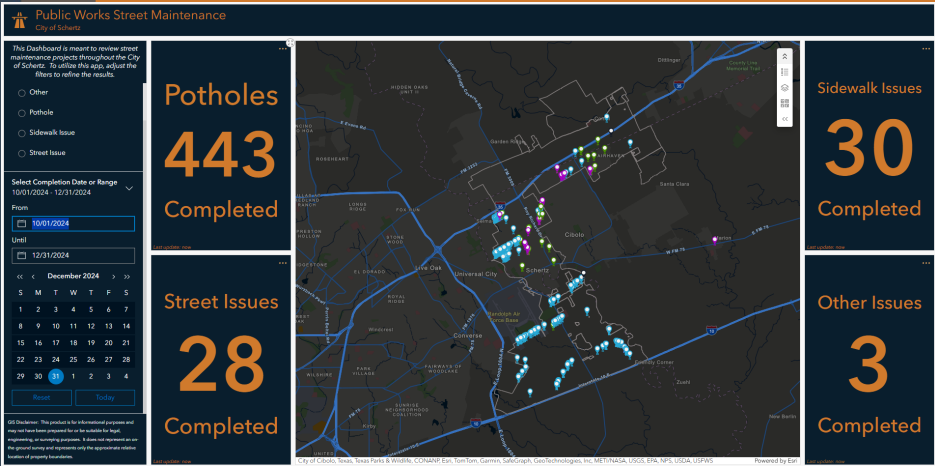
FY 24-25 through June 30th, 2025



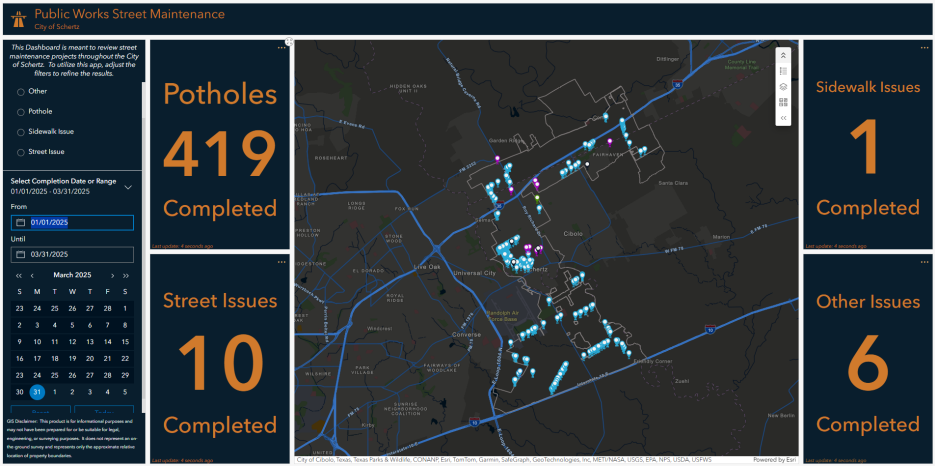
Streets Maintenance Dashboard

FY 24-25 through June 30th, 2025

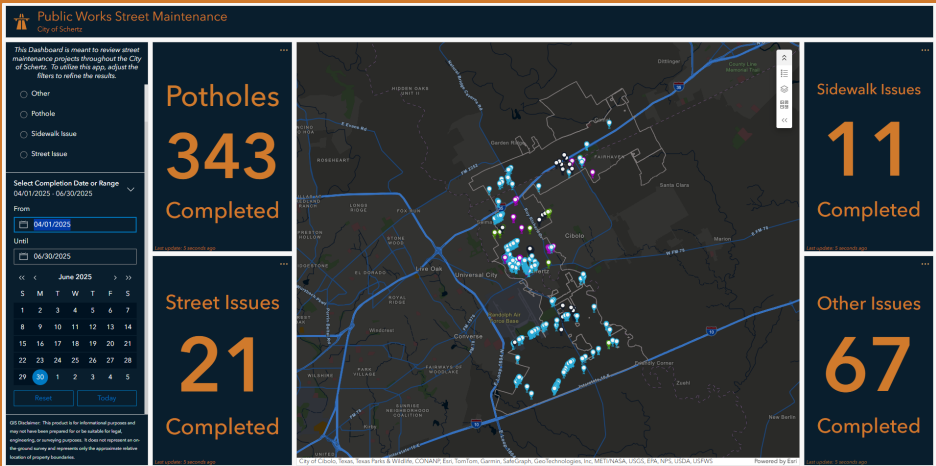
Quarter 1



Quarter 2



Quarter 3





## Streets Maintenance Progress Summary 2025

FY 2024-25 To June 30th, 2025

**Street Issues: 59**

**Potholes: 1,200+**

**Crack Seal Miles: 10.49 mi**

**UPM (Pothole Patch Material): 51.25 tons**

**Crack Seal Material (Boxes): 313**

**Asphalt Hot Mix Tons: 383.43 tons**

**Street Striping: 7.76 mi**

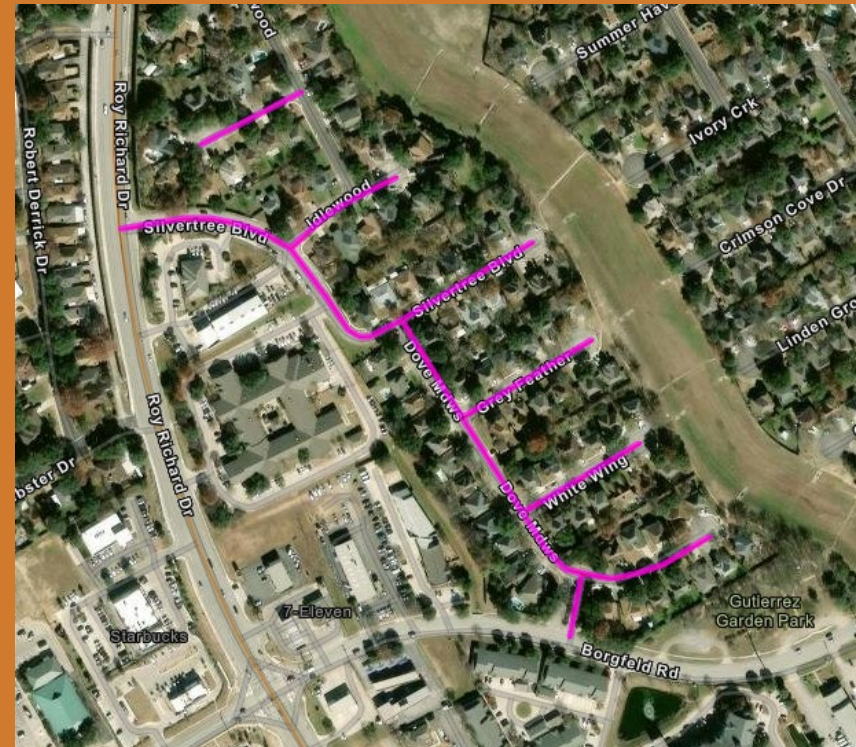
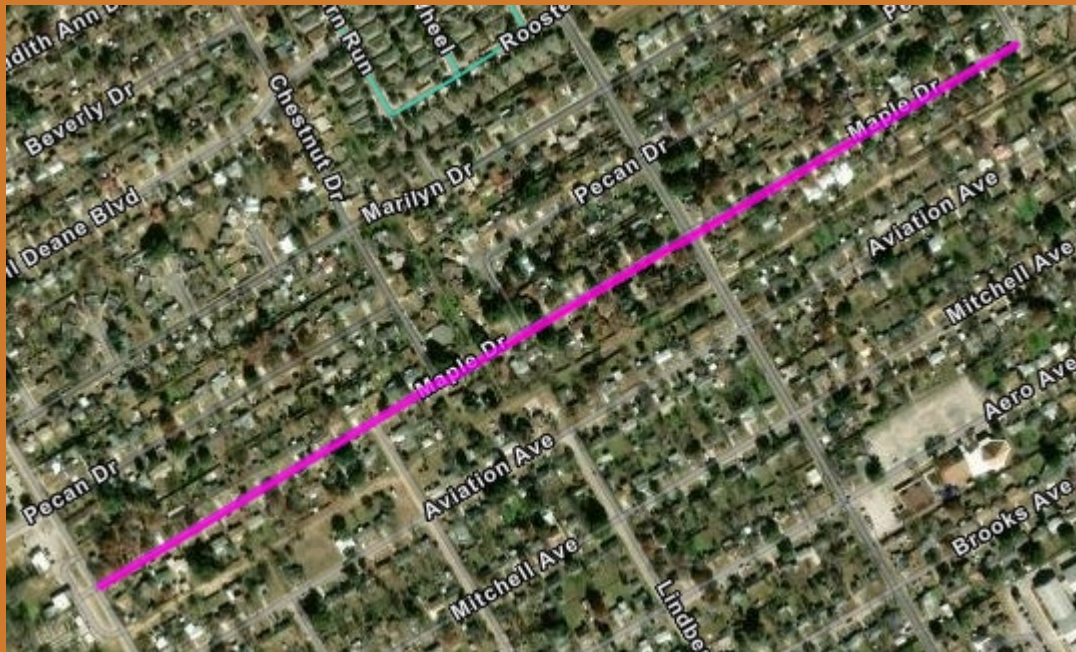
# 2024 SPAM PROJECTS

## Resurfacing Project

- Fully Complete
- Cost: \$2,009,978 (final cost)

## Rehabilitation Project

- Construction start mid-August
- Cost: \$3,581,000 (not to exceed amount)

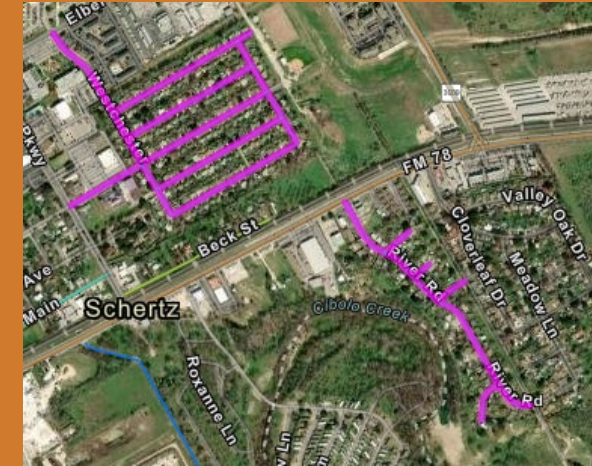




# 2025 SPAM PROJECTS

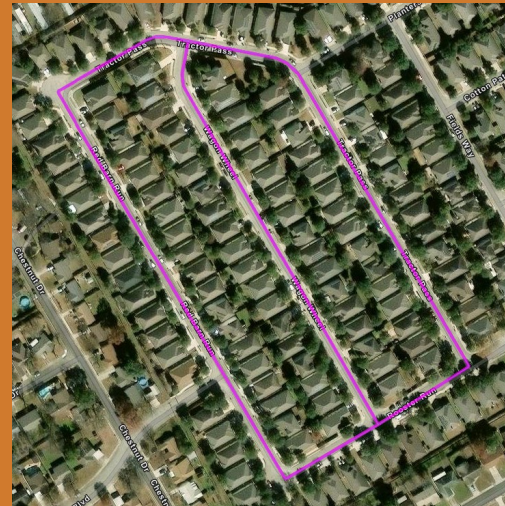
## Resurfacing Project

- Project in design
- Estimated cost: \$1,282,231
- Bid end of Summer



## Kramer Farm Rehabilitation

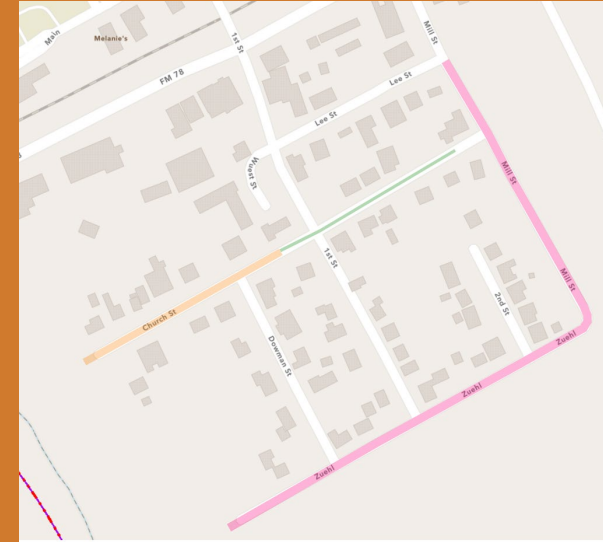
- Project in Design
- Estimated cost: \$1,446,582
- Bid end of Summer




## OTHER STREET PROJECTS

# Buffalo Valley South

- Under construction
- Slightly ahead of schedule
- Cost: \$5,705,000 (not to exceed amount)

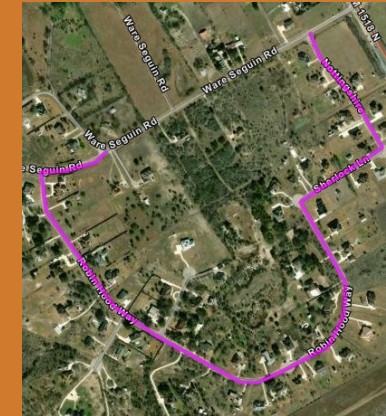


# Schertz Forest

- Street work combined with water line replacement through the subdivision
  - In design
  - Estimated Cost: \$5,350,000
- 

# Boenig Reconstruction

- In design
- Estimated cost: \$3,240,000
- Plans reviewed and comments provided to consultant



# OTHER STREET PROJECTS

## Lower Seguin Road

- Plans at 95%
- Applied for DCIP Grant July 3rd
- Preliminary grant results expected at the end of the month

## Main Street

- Coordinating with AT&T and other utilities on conflicts and underground needs
- Finalizing water and sewer main replacement plans
- Coordinating with TXDOT
- Public Outreach and easement acquisition expected to start this Fall

## Lookout Road

- Acquiring right-of-way at the Schertz Parkway and Doerr Lane intersections
- Plan modifications needed
  - Increase new sewer main size near Schertz Parkway to 24" diameter
  - Additional coordination with CCMA and Selma



# OTHER STREET PROJECTS

## Northcliffe Country Club Estates

- Replacement of water and sewer mains and street rehabilitation
- In design
- Estimated cost: \$10,435,000

## FM 3009/FM 78 Overpass (TXDOT)

- Refining project schematic and working on environmental clearance
- Applied for AAMPO funding



# COMMENTS AND QUESTIONS

# CONTACT US

## Mailing Address

1400 Schertz Parkway, Schertz, TX 78154

## Phone Number

(210) 619-1820

## Email Address

[engineering@schertz.com](mailto:engineering@schertz.com)

**CITY COUNCIL MEMORANDUM**

**City Council Meeting: August 05, 2025**

**Department: Engineering**

**Subject: Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)**

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**Attachments**

Monthly Update - Major Projects in Progress/CIP

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 5, 2025  
**Department:** City Manager  
**Subject:** Update on Major Projects in Progress

### **Background**

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

### **Facilities Projects:**

#### **1. Fleet Building Parking Lot**

Project Description – Pave the open grassy area located at 27 Commercial Place

- Project Status: Site Plan Development and Construction Design
- Projected Completion: To be determined
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: This project is being pushed back to FY 25-26 or FY26-27 as we need to reallocate funding from this project to help fund the repairs of the retention wall and pavers at the Schertz Library.

#### **2. Library Retention Wall (Pavers)**

Project Description – Replacing the failing plastic panels around the library foundation with concrete panels. This includes removal and replacement of some of the concrete pavers in the rear courtyard.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: \$350,000
- Consultant: Unintech Consulting Engineering
- Contractor: To be determined

Project Update: Staff is reviewing internally whether to replace the pavers with concrete with this project.

### **3. Fire Station 4**

Project Description – Fire Station 4 Design and Build

- Project Status: Site Plan Development and Construction Design
- Projected Completion: December 2026
- Project Cost: Estimated \$13.25 million
- Consultant: AGCM – Owner Rep
- Architect: Martinez Architecture
- Contractor: Marksman - CMAR

Project Update: The project is going well. We are at 90% complete on plans and moving to pricing. Estimates show we are good at this point but very close. Next price set will be more definitive. Renderings to be coming soon.

### **4. FM 78 Build Out PD CID Property Room**

Project Description – Remodel a portion of the County Building that PD will utilize for CID and Property

- Project Status: Pending approval from County
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: Currently awaiting approval from the County as to when the Police Department can move into the designated space in the County building located off FM 78.

### **5. Police Department Building Remodel**

Project Description – Remodel office areas within building 06 where the Police Department operates.

- Project Status: Pending approval from the County that PD can move into the County building
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: This project is in conjunction with the Police Department moving into the County building on FM 78. Once moved, remodeling of the specific areas within the Police Department will begin.

## **Drainage Projects:**

### **1. FM 78 South Channel Silt Removal**

Project Description – Silt removal for the existing FM 78 South Drainage channel to include permitting, easement acquisition and construction.

- Project Status: Easement Acquisition
- Projected Completion: Summer 2025
- Project Cost: Design \$32,100, Drainage Report \$4,600
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: No new updates since last council meeting. Design of the project is complete. The project has been on hold pending resolution of some easement acquisition challenges. Staff are working to identify the appropriate path of access to the channel. Unintech will resume work to acquire necessary easements for the project once those challenges have been resolved. After easements are acquired, the project will be rebid, and construction will proceed.

## **2. Pickrell Park & FM 1518 Drainage**

Project Description – Installation of underground drainage, upgraded creek outfalls and provide localized surface drainage swales. Sanitary sewer relocation within areas of conflict with proposed drainage improvements

- Project Status: Preliminary Engineering Study
- Projected Completion: TBD
- Project Cost: \$41,987 - \$47,500 NTE (study only)
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech has recently provided staff with a task order to prepare a preliminary engineering report for drainage improvements at Pickrell Park and FM 1518 with associated sanitary sewer relocation. Staff is reviewing the proposal and will present the professional services agreement to Council at the next scheduled meeting.

## **3. Wendy Swan Drainage**

Project Description – Removal of an existing concrete retaining wall, install underground drainage and fill to grade with localized surface drainage.

- Project Status: Design
- Projected Completion:
- Project Cost: Design \$108,500 (\$120,000 NTE), Construction Estimate \$939,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech has recently provided staff with a task order to provide civil and survey design services for the reconstruction of a drainage facility at Wendy Swan Memorial Park. Staff is reviewing the proposal and will present the professional services agreement to Council at the next scheduled meeting.

## **Water and Wastewater Projects:**

### **1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station**

Project Description – Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system consists of approximately 19,000 linear feet of 30” gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona lift station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to CCMA plant. It also includes an additional 18” gravity line approximately 1,500 feet in length that will first serve the Hallie’s Cove Subdivision. The system is necessary for the new CCMA plant to begin operation and to allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.

- Project Status: Construction
- Projected Completion: Summer 2025
- Project Cost: Engineering/Design \$1,187,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,100,000, totaling \$12,988,404
- Design Engineer: Cobb Fendley & Associates, Inc.
- Owner’s Representative: AGCM, Inc.
- Contractor: Thalle Construction Co, Inc.

Project Update: No change since the last update. The collection and conveyance system including the lift station was put into operation March 3, 2025. The CCMA South Plant is operational. The Woman Hollering Package Treatment Plant has been shut down and is being cleaned and removed from the leased property location. The Sedona Lift Station and the pump and haul operation at Hallie's Cove are being decommissioned. Staff are continuing to work on generating punch lists for the project to be completed. It is estimated that the remainder of the work on the project will take several months to complete.

## 2. Riata Lift Station Relocation

Project Description – Relocation of the Riata Lift Station ahead of TxDOT's IH 35 NEX project to remove it from conflict with the proposed highway improvements. The design phase included identification of a new site for the lift station, design of new lift station and design of the abandonment of the existing lift station. Property and easement acquisitions were required. The new lift station is needed to maintain sewer services.

- Project Status: Begin Construction 4<sup>th</sup> Quarter of 2024.
- Projected Completion: Summer 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,545,375
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction
- Project Update: Keystone continues construction of the lift station. The contractor continues with the site work, which currently includes the electrical rack, fence, and site stabilization. They are also concluding the gravity main installation within Fairlawn Avenue. The contractor indicates to be on schedule for substantial completion, with the exception of the generator, in October. The generator is scheduled to be delivered mid-February, and the electrician will be back on site at that time to complete the final installation.





### **3. FM 1518 Utility Relocations**

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Improvement Project.

- Project Status: Construction
- Projected Completion: The City's utility relocation portion of the project is expected to be completed in the summer of 2025.
- Project Cost: Design NTE \$980,000, Construction Joint Bid \$8,986,837/Aztec 16" Line \$884,270
- Consultant: Halff Associates
- Contractor: SER Construction Partners (TxDOT's General Contractor)/Qro Mex Construction (Aztec 16" Line)

Project Update: SER continues the installation of water and sewer as part of the joint bid work. The new water lines have all been tested and placed into service from Schaefer Rd down to IH 10. Terracon has performed load testing on old, abandoned AC water lines to determine whether they can remain abandoned in place or if they need to be removed. We are currently waiting on TXDOT for a final decision of how these AC water lines will be addressed. Capital Excavation is completing final testing of the new sewer line. The City proposed to TXDOT to fully abandon in place, the entire section of the old 10" sewer line due to its location to other new CPS and TXDOT facilities and the fact that shallow groundwater is present in this location. Final close out documents have been assembled to complete the construction contract with Qro Mex.

### **4. Corbett Ground Storage Tank**

Project Description – Construction of a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. This new GST will receive water directly from the Schertz Seguin Local Government Corporation.

- Project Status: Construction Phase
- Projected Completion: Fall 2025
- Project Cost: Design \$466,265, Construction \$7,360,054
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: Construction efforts were slow during the month of July. The contractor is waiting on the electrical switchboard which is scheduled to be delivered in August. The planned schedule is to complete construction near the end of September.

### **5. Water Loop Lines**

Project Description – Install 12" water main lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road.

- Project Status: Design/Easement Acquisition
- Projected Completion: Spring 2026
- Project Cost: Design NTE \$200,000, Construction Estimate \$4,400,000

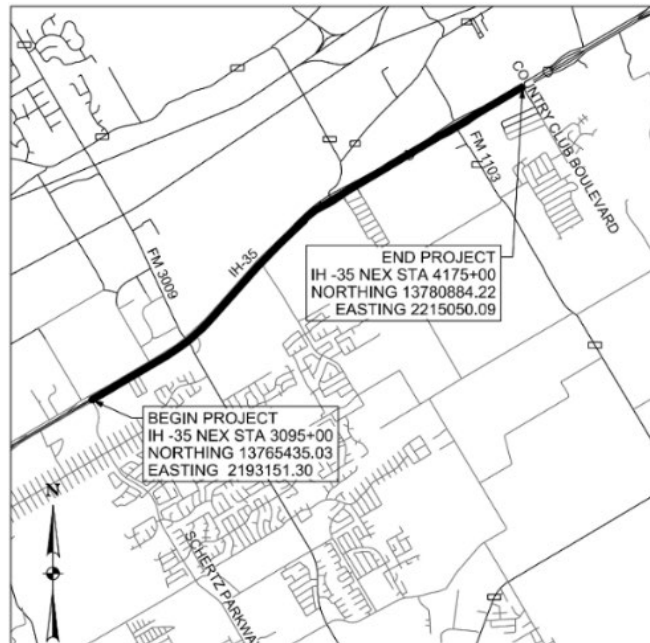
Project Update: The easement acquisition continues. We have received verbal approval from one (1) property owner. We are just waiting on formal documents to be executed before releasing payment. Another property is in probate, to which their representative has indicated that a conservation easement exists on the property which prohibits the proposed water line. The City attorney interprets the easement differently. Staff is preparing to ask Council to approve moving forward with eminent domain.

## 6. IH 35 NEX-North Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT IH 35 NEX project.

- Project Status: Design
- Projected Completion: Joint Bid Construction is planned for End of 2026
- Project Cost: Design & Easement Acquisition Services - \$1,250,000
- Consultant: Halff Associates

Project Update: Halff has received a verbal agreement for the last easement necessary for the sewer portion of the project. We are waiting on a closing date to finalize the execution. Once this easement is secured, we will begin the bidding phase of the non-joint bid work (sewer).



Extent of IH 35 NEX – Northern Segment

## 7. Robin Hood Way Waterline Replacement

Project Description – Replacement and upsizing of water line in Robin Hood Way, Sherlock Lane, and Nottingshire. The main replacement is to increase flows in the area, particularly to meet fire flow requirements. The project also includes street resurfacing and rehabilitation work that was previously removed from the SPAM project.

- Project Status: Design
- Projected Completion: Fall 2025
- Project Cost: \$5,350,000
- Consultant: Kimley- Horn & Associates

Project Update: Staff are reviewing the preliminary plans for the project.

## 8. Bell North Sewer Extension

Project Description – Ten commercial properties on the west end of Bell North Drive are served by private grinder pumps that pump into a public wastewater force main that discharges into a manhole near 17316 Bell North Drive. This project is the construction of a gravity sewer main within Bell North Drive that will flow toward and discharge into the main on Doerr Lane.

- Project Status: Design
- Projected Completion:

- Project Cost: Design \$95,000
- Consultant: Freeland Turk Engineering Group LLC

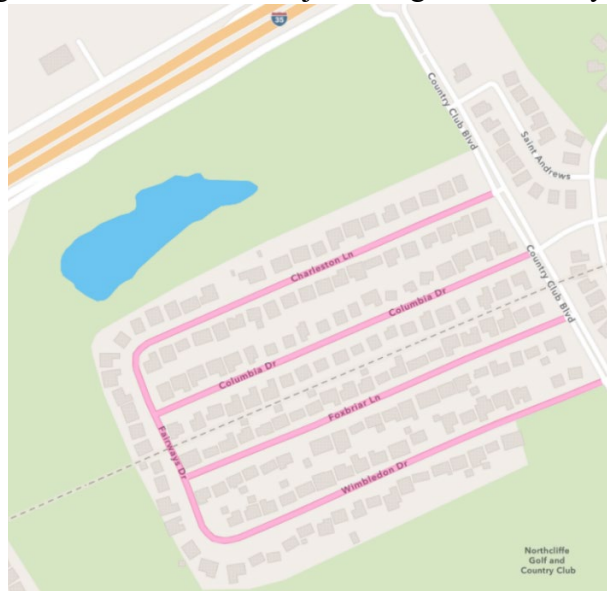
Project Update: Staff has met with the consultant to discuss minor revisions to the design. Freeland Turk is working to incorporate these changes as well as prepare the construction contract documents.

## 9. Northcliffe Country Club Estates Water and Wastewater Main Replacement

Project Description – replacement of the water and wastewater mains and rehabilitation of the streets in the Northcliffe Country Club Estates subdivision.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: Design & Easement Acquisition Services - \$10,435,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: No change from last month. Project design is underway.



## 10. Cibolo West Wastewater Trunk Main

Project Description – Installation of approximately 21,680 LF of gravity wastewater trunk main that will collect wastewater at the location of the Saddlebrook Wastewater Lift Station as well as areas north of Schaefer Road and convey flows south along a route including along Weir and Trainer Hale Roads and the west side of Cibolo Creek to the CCMA South Water Reclamation Plant. Having this line in place will ultimately allow the decommissioning of the Corbett and Saddlebrook Lift Stations. The project is a collaboration between the City of Schertz and Green Valley Special Utility District (GVSUD).

- Project Status: Route Study
- Projected Completion: Study expected to be complete Summer 2025
- Total Project Cost: \$16,213,000
- Consultant for Study: Lockwood, Andrews, & Newnam, Inc.

Project Update: Staff has received a draft of the Technical Memorandum, “Cibolo West Trunk Main Route Study and Analysis” from the consultant. Staff from the City and from GVSUD. The report includes the final proposed alignment, line sizes, easement needs, and preliminary cost estimates. A meeting is planned in August for Staff and the consultant to discuss and finalize the report. The next phase of the project will be the acquisition of easements needed for the line.

## 11. Elevated Storage Tank Pipe Replacement and Tank Painting

Project Description – Rehabilitation of vertical fill and drain line piping in the East Live Oak and Northcliffe elevated storage tanks due to increased signs of fatigue at the welded joints. The project also includes the painting of the interior and exterior of the East Live Oak and Northcliffe elevated tanks and the Ware Seguin ground storage tank.

- Project Status: Design
- Projected Completion: Design expected to be complete Summer 2025
- Total Project Cost: \$2,600,000 Estimated Total
- Consultant for Study: Unintech Consulting Engineers, Inc.

Project Update: Staff is working with consultant to facilitate inspection, sampling, and testing of piping to determine the condition. Once complete, the results will be evaluated to determine the underlying cause of the deterioration and design the rehabilitation plan.

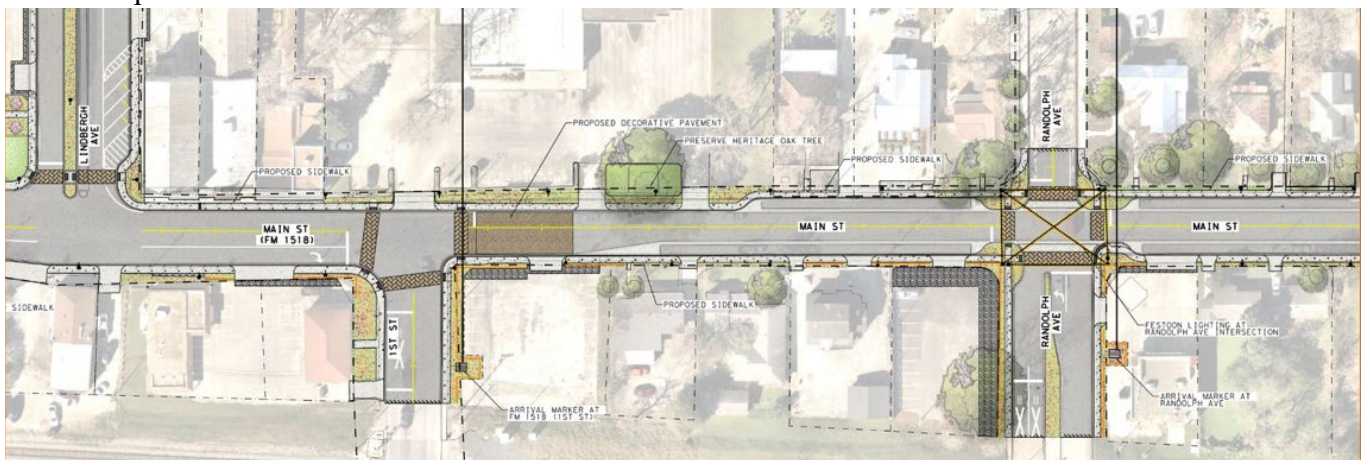
## Street Projects:

### 1. Main Street Improvements Project

Project Description – The project will improve sidewalks, provide street lighting, way-finding signage, landscaping, utility relocations, and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. This project will also replace aging water and sanitary sewer mains and reconstruct the street with a new, stronger pavement section. Additionally, Lindbergh between Main and Exchange will be reconstructed.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design NTE \$2,173,905, Construction \$24,600,000
- Consultant: Kimley- Horn Associates

Project Update: Staff is coordinating with AT&T and other utilities to address a few remaining conflicts and to confirm the underground space needs. Final plans for the water main and sewer main replacement are in progress. Staff expects to start the public outreach effort and easement acquisition this Fall.



### 2. Lookout Road Reconstruction

Project Description – The project involves reconstruction of Lookout Road from Schertz Parkway to Doerr Lane. A traffic signal at the Lookout Road/Schertz Parkway intersection will also be installed. The project also includes the replacement and upsizing the existing sanitary sewer main in Lookout Road from Doerr Lane to Schertz Parkway.

- Project Status: Design
- Projected Completion: March 2026
- Project Cost: Design \$571,000 (\$20,000 from Selma), Construction estimate \$6,738,092 (\$100,000 from Selma)
- Design Consultant: Halff Associates

Project Update: No changes from last month. Right-of-Way acquisition at the Schertz Parkway and Doerr Lane intersections is underway. Our consultant is coordinating with the utility companies to get the known conflicts addressed. There are some last-minute sewer line changes being incorporated into the project plans to up-size part of the new sewer line to a 24" diameter. Staff will be working with EDC to start detailed public outreach to businesses in the near future.

### **3. Lower Seguin Road Reconstruction**

Project Description – The project will reconstruct a 2.9-mile segment of Lower Seguin Road to widen and improve the street to the section identified in the Master Thoroughfare Plan. The City intends to pursue Federal DCIP funding for project construction.

- Project Status: Design
- Projected Completion: January 2027
- Project Cost: \$18,200,000
- Consultant: Halff & Associates

Project Update: Plans are almost fully completed and the application for DCIP funding has been submitted. Those projects ranked high enough will be notified towards the end of August that their application will be considered a formal application, and the project will proceed through another round of discussions/evaluations. The second round of the selection project will have some direct discussions with the applicants. The final selection is expected to be completed in September and the funding awarded.

### **4. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements**

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1<sup>st</sup> St, 2<sup>nd</sup> St, Bowman St, Lee St, Church St, Zuehl St, and Wuest. PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: Construction
- Projected Completion: Winter 2026
- Project Cost: \$5,705,000 (estimated total)
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: The new water main and sewer mains in Zuehl and Mill Street south of Lee Street are fully complete and connected to the existing systems outside of the project area. Individual services have been connected to the new mains and are using the newly installed pipes. Another crew will start on the street rehabilitation work on Zuehl and Mill Street in the first week of August. The new sewer and water mains have been installed in Church Street from the western end to Dorman. The sewer main installation in Church Street between Dorman and Mill Street is almost complete. The water main installation is a couple hundred yards behind the sewer main installation. The project is still slightly ahead of schedule.



## 5. Boenig Drive Reconstruction

Project Description – Reconstruction of Boenig Drive between Ware Seguin Road and Graytown Road. The reconstruction includes reconfiguration of the intersection with Ware Seguin Road to improve efficiencies and eliminate having two street intersections side-by-side on Ware Seguin Road.

- Project Status: Design
- Projected Completion: Winter 2025
- Project Cost: \$3,240,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: No change from last month. The preliminary plan review has been completed and comments provided to our consultant. The consultant is working on Final plans now.

## 6. 2024 SPAM Rehabilitation

Project Description – Rehabilitation of St. Andrews, Maple, and part of the Silvertree Subdivision streets. Rehabilitation involves removing the existing pavement, applying cement stabilizing to the material underneath, and placing a new layer of pavement on the street.

- Project Status: Construction
- Projected Completion: Winter 2025
- Project Cost: \$3,581,000
- Consultant: Kimley-Horn Associates
- Contractor: E-Z Bel Construction, LLC

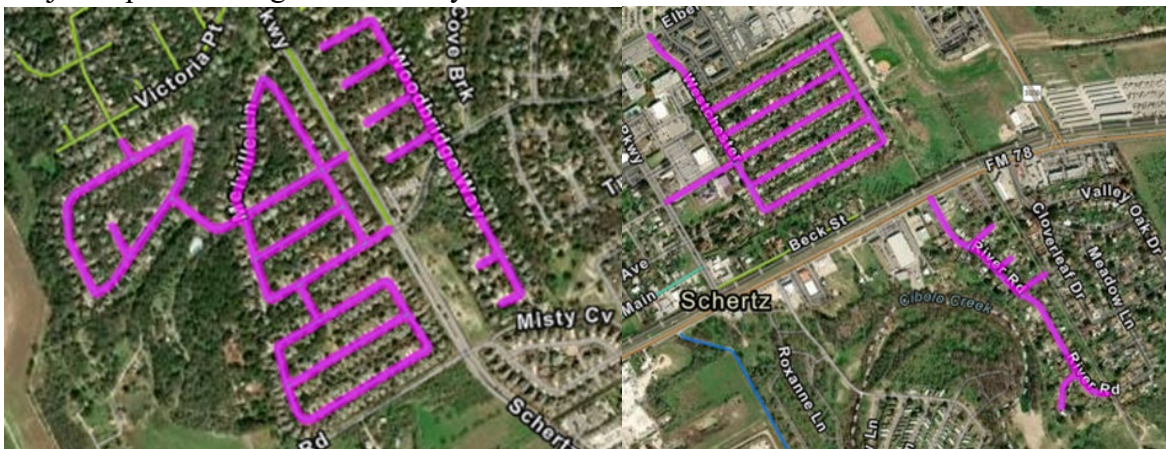
Project Update: Construction is expected to start mid- August 2025.

## 7. 2025 SPAM Resurfacing

Project Description – Resurfacing of the streets in the Ashley Woods, Woodbridge, and Rio Vista subdivisions. Resurfacing involves performing localized concrete repairs; base repairs; asphalt level up; crack sealing; and applying a slurry seal to the surface of the streets.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: \$1,282,231
- Consultant: Kimley-Horn Associates

Project Update: Design is underway.



## 8. Kramer Farm Rehabilitation

Project Description – Rehabilitation of the western streets in Kramer Farm Subdivision. Rehabilitation involves removing the existing pavement, applying cement stabilizing to the material underneath, and placing a new layer of pavement on the street.

- **Project Status:** Construction
- **Projected Completion:** Winter 2025
- **Project Cost:** \$1,446,582
- **Consultant:** Kimley-Horn Associates

Project Update: Design is underway.



## 9. FM 3009 Overpass

Project Description – TXDOT project for overpass construction at the FM 3009/FM 78 intersection to elevate the main lanes of FM 3009 over the railroad tracks and FM 78. On and off ramps will be provided so vehicles can travel between FM 3009 and FM 78 at the intersection. The project includes some improvements to FM 78 to improve operational efficiencies of the on and off ramps.

- Project Status: Schematic Design and Environmental Clearance
- Projected Completion: TBD
- Project Cost: \$40,000,000 (TXDOT)
- Consultant: Kimley-Horn Associates

Project Update: No change from last month. The schematic plans and the environmental clearance are still underway. TXDOT has formally applied to the Alamo Area Metropolitan Planning Organization (AAMPO) for construction funding. While TXDOT has applied for funding, this doesn't mean the funding will be available and construction starting soon. By applying for funding now, it gets the project "on the list" for AAMPO to consider and does not mean construction will occur soon. While funding is being considered by AAMPO, the environmental clearance and design efforts will continue, and more public meetings will be held to help refine the project design.

## **Parks & Recreation Projects:**

### **1. Schertz Soccer Complex Irrigation Water Storage Project**

Project Description – Upgrading electrical components, upsizing well pump and piping, and adding storage capacity for irrigation of the Schertz Soccer Complex.

- Project Status: Pending Construction Schedule
- Projected Completion: Fall 2025
- Project Cost: \$200,000 (estimated total)
- Consultant: Unintech Engineering
- Contractor: Kutscher Drilling

Project Update: One bid was received (Kutscher Drilling) for the new well that is needed to be compliant with Edwards Aquifer Authority standards and Council approved the contract on May 6. Construction is still pending the vendor's scheduling and the permit approval from EAA, likely September 2025. Once the new well is drilled, the final phase is adding the additional storage tanks which city staff will facilitate.

## **I.T. Projects:**

### **1. Asset Management- Work Order System – Open Gov**

Project Description- Replace the current work order and asset management systems

- Project Status: In progress
- Projected Completion: Fall 2025
- Project Cost: Approximately \$470,000
- Contractor: Open Gov

Project Update: City staff continues to have separate department workshops to practice utilizing the software program and plans to incorporate small group training sessions on how to submit a work order July 14-18. The go-live date for the new software for the departments that fall under Phase I (Fleet, Facilities, IT, and Water/Wastewater) was July 21-23.

## **Studies and Plans:**

### **1. Master Thoroughfare Plan and Roadway Impact Fee Update**

Staff has reviewed a scope and fee proposal from a consultant to begin work on an update to the Master Thoroughfare Plan and Roadway Impact Fee Program. The task order for this project is on the Council agenda for authorization on August 5, 2025.

### **2. Regional Flood Planning**

Though not a formal, funded study, Staff is working with Regions 11 and 12 Flood Planning Groups to identify flooding issues throughout the City and flood management strategies to address them. Staff has provided information previously missing from the group's mapping regarding low water crossings, critical facilities, shelters, etc.



## **TxDOT Roadway Projects:**

**Note:** If links do not work, please contact [engineering@schertz.com](mailto:engineering@schertz.com)

1. **FM 1103 Improvement Project:** Construction officially began in November 2022 and was originally expected to be complete in fall 2026. Minor progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
2. **FM 1518 Improvement Project:** SER Construction, LLC, formally began construction on April 9, 2024. The contractor has leased property owned by the City on Schaefer Road to stage construction activities. The first few months of the project will be mainly underground utility construction and will mostly take place outside travel lanes. While there may be some delays, major traffic disruptions should not be experienced much during this phase of the project. The project is currently anticipated to be completed in 2028. Updates regarding the FM 1518 project are available by visiting and subscribing at the following link: [FM 1518 Expansion](#)
3. **IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. Utility coordination work for the northern segment of the project is underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the costs of all relocations needed except for any upsizing or improvements above current conditions. Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)
4. **IH-10 Graytown Road to Guadalupe County Line: Work** for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** August 05, 2025  
**Department:** Planning & Community Development  
**Subject:** Update on the Schertz Home Energy Efficiency Program (SHEEP) and relaunch. (B.James/ L.Wood/ L.Locken).

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**BACKGROUND**

On February 20, 2024, City Council approved Resolution 24-R-12 which authorized City Manager to submit an Energy Efficiency and Conservation Block Grant (EECBG) application and accept grant funds from the Department of Energy (DOE) to improve energy efficiency for low to moderate-income single-family residents.

The EECBG is a flexible funding opportunity through the DOE that offers local governments funding to invest in a variety of clean energy and energy efficiency projects. In May 2024, the DOE awarded this grant to the City of Schertz in the amount of \$76,400.

Once the grant was awarded, the program was developed by the Schertz Neighborhood Services team and branded Schertz Home Energy Efficiency Program (SHEEP). The SHEEP program will focus on assisting low-moderate income eligible residents with coordinating weatherization upgrades, replacing outdated inefficient appliances, repairing, sealing or replacing air ducts and installation of programmable thermostat thus reducing energy consumption, lowering energy bills and improving comfort and safety of homes.

The program was instituted in December 2024 with the launch of a website, outreach to residents in need and postcards mailed to certain areas of Schertz.

The City was notified by the DOE in a letter dated January 27, 2025, that recipients of grants must cease all activities and stop incurring associated costs. Upon receiving this notification, the SHEEP Program was suspended while staff waited for more information from the city's assigned DOE Grant Officer.

The city has been notified that the grant funding is now available. The SHEEP program was relaunched on July 21, 2025.

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**Attachments**

Memorandum February 20, 2024  
Resolution 24-R-12

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** February 20, 2024  
**Department:** Planning & Community Development  
**Subject:** Resolution 24-R-12 - Authorizing the City Manager to submit an Energy Efficiency and Conservation Block Grant application, and accept grant funds from the awarding agency to improve the energy efficiency for low to moderate-income single-family residents. (B.James/L.Wood/R.Vera/L.Locken)

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**BACKGROUND**

Department of Energy, Energy Efficiency and Conservation Block Grants offer a flexible funding opportunity through the Department of Energy (DOE). The grant offers local and tribal governments funding to invest in a variety of clean energy and energy efficiency projects. Staff from Neighborhood Services has conducted research, including meeting with technical advisors at the DOE, to assist in identifying the most effective path to use to proceed in the administration of this proposed grant program. This program would be focused on assisting low to moderate income property owners. If authorized, the Neighborhood Services Division would administer the grant program along with the DOE.

**Priorities and Considerations:**

- Schertz potential allocation is \$76,400 in funds.
- The DOE is recommending the voucher option to administer the program. Vouchers are pre-approved and 100% reimbursable from the Department of Energy.
- Applicants requesting assistance from the program must be within the income level guidelines.
- Projects must include energy efficient appliances and building improvements.
- The deadline to submit an application for approval of the grant funding is April 1, 2024.

**GOAL**

Facilitate free appliance upgrades and weatherization improvements for low-moderate income households in the City of Schertz by the end of fiscal 2026.

**COMMUNITY BENEFIT**

Save money and energy, as well as reduce the overall demand for energy in the community. The campaign will address the energy efficiency for home needs in certain neighborhoods. Applicants must be owner-occupied, low-moderate income household to participate in the program.

**SUMMARY OF RECOMMENDED ACTION**

Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to submit an Energy Efficiency and Conservation Block Grant application.

**FISCAL IMPACT**

The grant provides 100% reimbursement from the Department of Energy. Using the recommended voucher system requires the City of Schertz to submit for reimbursement on all approved projects and has zero fiscal impact.

**RECOMMENDATION**

Approval of Resolution 24-R-12.

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## **Attachments**

Resolution 24-R-12

Guidelines

CC Presentation

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## **RESOLUTION NO. 24-R-12**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A GRANT APPLICATION TO DEPARTMENT OF ENERGY FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT TO FUND AN ENERGY EFFICIENCY AND ELECTRIFICATION CAMPAIGN.**

**WHEREAS**, the Energy Efficiency and Conservation Block grant allows eligible entities to file grants to fund projects that facilitate energy efficient appliance upgrades paired alongside weatherization for low to moderate income single-family residents; and

**WHEREAS**, the City staff of the City of Schertz (the "City") has recommended that the City Council authorize the filing of a grant application with Department of Energy, relating to energy efficient appliance upgrades; and

**WHEREAS**, the City Council has determined that it is in the interest of the City to apply to the Department of Energy for a grant to fund the Energy Efficiency and Electrification Campaign.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes the City Manager to execute and deliver a grant application with DOE for the campaign described, provided acceptance of the grant and that said grant provides for 100% reimbursement from the Department of Energy, with zero fiscal impact to the City.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 20<sup>th</sup> day of February, 2024.

CITY OF SCHERTZ, TEXAS

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Sheila Edmondson, City Secretary

