



City Council Meeting

Tuesday, July 8, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 55 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the consent agenda and will be considered as part of the order of business.)

6.A. Approval of the minutes of the Joint Workshop of City Council, P&Z, and BOA held on May 28, 2025.

6.B. Approval of the minutes of the Budget Workshop held on June 17, 2025.

6.C. Approval of the minutes of the Special City Council Meeting held on June 24, 2025.

6.D. Approval of the minutes of the Regular City Council Meeting held on June 24, 2025.

6.E. Approval of the April 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24-25 fiscal year.

6.F. Approval of the April 2025 Check Register.

7. Staff Update

7.A. Administration

- a. Capital Improvement Program – Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road – Low Water Crossing Improvement *Haeckerville Road and Town Creek Drainage *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Town Creek Trail *Tolle Road *FM 1103 Phase I and Phase II
- b. RFP's, RFQ's, RFB's, and ITB's
- c. Solid Waste Transition Update
- d. Cibolo Summer Nights - July 11th

7.B. Police Department

8. Discussion/Action

8.A. Discussion/Action on the Strategic Partnership Grant Program awards and funding. (Mr. Huggins)

8.B. Discussion/Action on Parks & Recreation Commission proposal to establish a New FY25 City Event: "Cibolo Community Fun Run". (Mr. Howard/Ms. McDaniel)

8.C. Discussion/Action on Parks & Recreation Commission proposal to establish a New FY26 City Event: "2026 Cibolo Community Fitness Challenge & Move with the Mayor" Campaign. (Mr. Howard/Ms. Lambert)

8.D. Discussion/Action on an Amendment Number One to the Interlocal Agreement between the City of Schertz, TX, for Emergency Medical Service. (EMS Director Mr. Mabbitt/Fire Chief Troncoso)

8.E. Discussion/Action on Interlocal Agreement for Fire Protection Services with Guadalupe County and the City of Cibolo. (Fire Chief Troncoso)

8.F. Discussion/Action regarding the Final Plat of Grace Valley Ranch Phase 3B. (Mr. Spencer)

8.G. Discussion/Action to authorize the City Manager to execute a contract with D&D Construction, Inc. in the amount of \$3,104,301.46 for the FY 25 Street Maintenance Package 2 (Firebird Run, Silver Wing, and Town Creek Rd). (Mr. Gomez)

8.H. Discussion/Action on Amending the Base Rates Schedule (Exhibit A) in the City's Solid Waste Franchise Agreement. (Mr. Reed)

8.I. Discussion/Action on a) an amendment Section 20.3.17.D.3 (Development Plats) to reduce the eligible minimum lot size from 5 acres to 3 acres to allow owners of such lots to be exempt from platting, b) an amendment to Article 13 (Use Tables) Section 13.1 (Residential Uses) to allow Manufactured Home as permitted by right rather than require a Conditional use Permit (CUP), and c) set a date for a public hearing and consideration of ordinance on the same Council agenda. (Councilwoman Cunningham)

8.J. Discussion/Action on Amending the City's Fund Balance Policy. (Mr. Reed/Ms. Miranda)

- 8.K. Discussion/Action on the Employee Market Compensation Study and Cost of Living Adjustment for FY26. (Ms. Taplin)
- 8.L. Discussion/Action regarding the City's 5-Year Fleet Replacement Capital Improvement Plan for FY26 - FY30. (Chief Andres/ Chief Troncoso/Mr. Gomez)
- 8.M. Discussion/Presentation of Information Services FY25/FY26 Major Accounts Budget. (Mr. Beekman)
- 8.N. Discussion/Action on Projects for Appointed Committees. (Councilwoman Cunningham)
- 8.O. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 8.P. Discussion on items the City Council would like to see on future agendas. (Council)
- 8.Q. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

9. Ordinances

- 9.A. Approval/Disapproval of an Ordinance to amend the Official Zoning Map, from Mixed Use Regional Employment District to Light Industrial District on the following properties: a 126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road; and, a 17 acre tract out of ABS 313, 4105 Santa Clara Road; and, a 84.442 acre tract out of ABS 313, Weber Hoes Lane; and, a 1.0930 acre tract out of ABS 134, 10562 W IH 10; and a .7180 acre tract of land out of ABS 134, located at 10570 IH10; and, a 6.676 acre tract of land out of ABS 1314, 10833 IH 10; and, a .7180 acre tract out of ABS 134, 10570 IH 10 TX; and, a 2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion TX; and, a .480 acre tract out of ABS 134; and, a .5020 acre tract out of ABS 134, 10704 IH 10; and, a 3 acre tract out of ABS 134, 10710 IH 10 TX; and, a .8340 acre tract out of ABS 134, 7141 Linne Road, 2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; 1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T; and, a 2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; and, a 6.0 acre tract of land out of ABS 134, located at 1463 Bolton Road; and, generally located along the IH 10 corridor. (Mr. Vasquez)
- 9.B. Approval/Disapproval of an Ordinance of the City of Cibolo amending Chapter 34 of the Cibolo Code of Ordinances; providing a definition of electronic smoking device; providing for a penalty and providing for an effective date. (Councilwoman Sanchez-Stephens)

10. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney to discuss the following:

- 10.A. Zunker Mediated Settlement (Mr. Santee)
- 10.B. Tolle Road (Mr. Gomez)
- 10.C. EEOC Claim No. 5:24-cv-01471-DAE (Mr. Wendland)

11. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

11.A. Executive Session Action

12. Resolutions

12.A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas approving a Settlement Agreement related to Cause No. 24-2143-CV-E, Darryl A. Zunker and Lana Zunker v. City of Cibolo. (Mr. Reed)

13. Adjournment

13.A. Adjourn Meeting

This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2025.

Name and Title



Date Posted: July 1, 2025