



"City of Choice"

## City Council Meeting

Tuesday, August 12, 2025, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 3 hr 20 min

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### 1. Call to Order

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### 2. Roll Call and Excused Absences

2.A. Excused Absence

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### 3. Invocation

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### 4. Pledge of Allegiance

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### 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](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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### 6. Presentations

6.A. Presentation of a Five (5) Year Service Award to Diana Guzman (Finance Department)

6.B. Presentation of Strategic Partnership Grants. (Mr. Hugghins)

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### 7. Public Hearing

7.A. Public Hearing to hear testimony regarding the voluntary annexation request of Jessica Silveyra and Hector Silveyra, of a 1.3108 acre tract, Lot 1, Block 1, Shops at Cibolo Creek, ABS 110 SUR S Dominguez, 240 Brite Road. (Mr. Vasquez)

7.B. Public Hearing to hear testimony regarding amending the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)

## **8. Consent Agenda - Consent Items (General Items)**

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(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.)

8.A. Approval of the minutes of the Regular City Council Meeting held on July 22, 2025.

8.B. Approval of the minutes of the Special City Council Meeting held on July 31, 2025.

## **9. Staff Update**

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9.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
- e. Cibolo Community Center

9.B. Fire Department Incident Summary for June

## **10. Discussion/Action**

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10.A. Discussion/Action and approval of the proposed Charter Amendments recommended by the Charter Review Commission. (Ms. Cimics)

10.B. Discussion on the Waste Connections transition. (Councilwoman Sanchez-Stephens)

10.C. Discussion/Action on FY26 Holiday Schedule (Ms. Taplin)

10.D. Discussion/Action regarding an Economic Development Services Agreement between the City of Cibolo and the Cibolo Economic Development Corporation for FY26. (Mr. Hardin)

10.E. Discussion/Action to allow the Granville C. Coggs Lodge #668 to utilize the Cibolo Community Center for their children's toy distribution event at no charge on Saturday, December 6, 2025. (Mayor Allen)

10.F. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A. (Mr. Otto)

10.G. Discussion/Action to set the maximum tax rate and set the date for the public hearing on the tax rate and subsequent adoption of the proposed 2025 (FY 2026) property tax rate. (Ms. Miranda)

10.H. Discussion/Action and direction on the FY 26 Proposed Fee Schedule. (Ms. Miranda)

10.I. Discussion/Action to set the date for the public hearing on the Fiscal Year 2026 Proposed Budget. (Ms. Miranda)

10.J. Presentation/Discussion regarding the City Manager's Proposed FY26 Budget. (Mr. Reed/Ms. Miranda)

- 10.K. Discussion/Action on approving an Order of a Special Election to be held on November 4, 2025, for the purpose of voting on Charter Amendments, Propositions A thru V. (Ms. Cimics)
- 10.L. Discussion/Action on approving the Order of the General Election scheduled for November 4, 2025, for the purpose of voting for Mayor, Council Place 2, Council Place 3, and Council At Large Place 7. (Ms. Chapman)
- 10.M. Discussion on email received on the return of items to a City employee that was terminated. (Councilman Hicks)
- 10.N. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 10.O. Discussion on items the City Council would like to see on future agendas. (Council)
- 10.P. 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)

## **11. Ordinances**

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- 11.A. Approval/Disapproval of an Ordinance of the City of Cibolo providing Order and Notice of a Special Election for adoption or rejection of proposed amendments to the existing Cibolo City Charter. (Ms. Cimics)
- 11.B. Approval/Disapproval of an Ordinance of the City of Cibolo ordering a General Election for the purpose of the Election of Mayor, and Council Members to Place 2, 3, and At Large Place 7. (Ms. Chapman)
- 11.C. Approval/Disapproval of an Ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 19, General Subdivision Standards, Section 19.9, Drainage and Flood Hazards, Subsection C, General Provisions; and Article 20, Subdivision Regulations, Section 20.1.9, Platting Not Required; and Article 10, Parking and Loading Spaces, Section 10.2.1, Off-Street Parking, and Section 10.6.5, Surfacing and Maintenance. (Mr. Spencer)
- 11.D. Approval/Disapproval of an ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 14, Lot Design Standard, Light Industrial Building Height Standards. (Mr. Vasquez)
- 11.E. Approval/Disapproval of an Ordinance to voluntarily annex a 2.011-acre tract of land, located northeast intersection of IH 10 and Santa Clara Road, described as Guadalupe Torres Survey, A-313, Guadalupe County. (Mr. Vasquez)
- 11.F. Approval/Disapproval of an Ordinance to amend the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)
- 11.G. Approval/Disapproval of an Ordinance amending Ordinance 1493, Exhibit A and Exhibit B, to the Franchise Agreement between the City of Cibolo, Texas, and Waste Connections of Texas, LLC, dba Vaquero, Regarding Base Rates, City Facilities Service at No Charge, Terms of Collection, Transportation, and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Cibolo, Texas. (Mr. Reed)

## **12. Resolutions**

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12.A. Approval/Disapproval of a Resolution authorizing the use of public resources in support of the 5th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off. (Mr. Huggins)

**13. Executive Session**

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The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, Section 551.074, Personnel Matters, and Section 551.087 Economic Development to discuss the following:

- 13.A. Tolle Road Update (Mr. Gomez)
- 13.B. Project Vintage Store. (Mr. Hardin/Mr. Vasquez)
- 13.C. Annexation Negotiations (Mr. Reed/City Attorney)
- 13.D. City Manager/City Secretary appointment, employment, evaluation, and duties. (CM/CS)
- 13.E. Discuss and evaluate City Attorney interviews. (Ms. Cimics/City Council)

**14. Open Session**

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

**15. Adjournment**

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- 15.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.

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Name and Title

*Peggy Lewis*

*Date Posted: August 6, 2025*