



City Council Meeting

Items 12C, 12D, and 12E descriptions modified

Tuesday, August 26, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 10 min

**** Revised ****

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. Public Hearing

6.A. Conduct a public hearing regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS:134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC. (Mr. Spencer)

7. 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.)

- 7.A. Approval of the minutes of the Special City Council Meeting held on August 12, 2025.
- 7.B. Approval of the minutes of the Regular City Council Meeting held on August 12, 2025.
- 7.C. Approval of the Final Plat of Steele Creek Unit 4A.

8. Staff Update

- 8.A. Administration
 - a. Capital Improvement Program – Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road Water Main Extension * FM 78 – Water Main Extension *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 * Deer Creek Drainage Improvements *Town Creek Trail
 - b. RFP's, RFQ's. RFB's, and ITB's
 - c. Solid Waste Transition Update
 - d. Cibolo Community Center
 - e. Update on the next Council Workshop scheduled for Oct. 14th
- 8.B. Fire Department Incident Summary for July
- 8.C. Police Department
- 8.D. Quarterly Report on the use of See Click Fix (Mr. Beekman)

9. Discussion/Action

- 9.A. Discussion/Action on a Joint Election Agreement and Election Service Contract between Guadalupe County, Marion Independent School District, City of Cibolo, City of Schertz, City of Kingsbury, Nixon-Smiley Consolidated Independent School District, Schertz-Cibolo-Universal City Independent School District, Guadalupe County Groundwater Conservation District, Cibolo Creek Municipal Authority, and Crystal Clear Special Utility District for the conduct of a Joint Election to be held Tuesday, November 4, 2025. (Ms. Chapman)
- 9.B. Discussion/Action on changing the date of the Council Meeting scheduled for October 28, 2025. (Ms. Cimics)
- 9.C. Discussion/Action on the opening and the reservation of the Multi-Event Center starting mid-September and limiting the use to Tuesday, Thursday, Saturday, and Sunday. (Ms. Cimics/Mr. Howard)
- 9.D. Discussion/Action to approve a Mutual Termination Agreement between the City of Cibolo and the Santikos Cibolo Theater Realty, LLC, which shall cease the Chapter 380 Economic Incentive Agreement between the two parties and authorize the City Manager to execute the agreement. (Mr. Hardin)
- 9.E. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A. (Mr. Otto)
- 9.F. Discussion/Action to approve a Purchase Order with Colliers Engineering & Design for the Town Creek LOMR and authorize the City Manager to execute the Agreement in the amount of Fifty-Six Thousand Dollars (\$56,000). (Mr. Gomez)

9.G. Discussion/Action to authorize the City Manager to execute a contract with Viking Construction, LLC in the amount of \$546,580 for the FY 25 Street Preservation Package. (Mr. Gomez)

9.H. Discussion/Action to authorize the City Manager to execute a contract with JM Pipeline, LLC in the amount of \$398,965 for the FM78 - 8" Sanitary Sewer Replacement. (Mr. Gomez)

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

9.J. Discussion/Action to approve a purchase order with Centre Technologies for Arctic Wolf Network Solutions to include multiple managed services and associated one-time costs; and to authorize the City Manager to execute the agreement in an amount not to exceed One Hundred Twenty-Seven Thousand, Seven Hundred Three Dollars and Thirty-Seven Cents (\$127,703.37). (Mr. Beekman)

9.K. Discussion/Presentation for the City Council regarding the FY25 Neighborhood Traffic Management Program (NTMP). (Mr. Gomez)

9.L. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

9.M. Discussion on items the City Council would like to see on future agendas. (Council)

9.N. 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)

10. Ordinances

10.A. Approval/Disapproval of an Ordinance to voluntarily annex a 1.3108 acre tract, out of Lot 1, Block 1, Shops at Cibolo Creek, ABS 110 SUR S Dominguez, 240 Brite Road. (Mr. Vasquez)

10.B. Approval/Disapproval of an Ordinance amending the City of Cibolo's Unified Development Code, Article 21, Replacing Part F 2010 Cibolo Roadway and Fire Hydrant Criteria with Part F Transportation Design Criteria Manual and Repealing Ordinances in Conflict and Savings. (Mr. Otto)

11. Resolutions

11.A. Approval/Disapproval of a Resolution by the City Council of the City of Cibolo, Texas ratifying a resolution for a grant application to the Office of the Governor for the Cybersecurity Grant Planning Project and designating an authorized official. (Mr. Beekman)

11.B. Approval/Disapproval of a Resolution to amend the Schertz Cibolo Universal City Independent School District (SCUCISD) and City of Cibolo Interlocal Agreement for the Cibolo Police Department, School Resource Officer (SRO) Program and authorize the City Manager to sign the amendment. (Chief Andres)

11.C. Approval/Disapproval of a Resolution approving an amended fund balance policy. (Ms. Miranda)

12. Executive Session

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:

12.A. Project Theo (Mr. Hardin)

- 12.B. Annexation Negotiations (Mr. Reed/Mr. Vasquez/City Attorney)
- 12.C. Cibolo Turnpike Case - Court of Appeals No. 04-24-00532-CV (City Attorney)
- 12.D. Cibolo TPIA case - Cause No. D-1-GN-25-001745 (City Attorney)
- 12.E. EEOC Claim No. 451-2025-00958 (Mr. Wendland)
- 12.F. City Manager appointment, employment, evaluation and duties. (Mr. Reed)
- 12.G. Discuss and evaluate City Attorney interviews. (Ms. Cimics/City Council)

13. Open Session

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

14. Adjournment

14.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: August 21, 2025