



"City of Choice"

## City Council Meeting

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Tuesday, September 9, 2025, 6:30 PM

Est. Duration: 2 hr 30 min

Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

### 1. Call to Order

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### 2. Roll Call and Excused Absences

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2.A. Excused Absence

### 3. Invocation

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### 4. Pledge of Allegiance

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### 5. Citizens to be Heard

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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.

### 6. 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.)

6.A. Approval of the minutes of the Special City Council Meeting held on August 26, 2025.

6.B. Approval of the minutes of the Regular City Council Meeting held on August 26, 2025.

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

6.D. Approval of the June 2025 Check Register.

6.E. Approval of the Quarterly Investment Report ending June 30, 2025.

## 7. Staff Update

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### 7.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 \*Cibolo Community Center \*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. Discussion/Action

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- 8.A. Discussion/Action to approve the Regional Wastewater Treatment Contract between the Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo, regarding the Expansion Project to the South Wastewater Treatment Plant and Authorize the City Manager to Execute the Contract. (Mr. Reed)
- 8.B. Discussion/Action and approval of an Interlocal Agreement between the City and Green Valley Special Utility District. (Ms. Miranda)
- 8.C. Discussion/Action to approve Amendment No. 10 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand – Response Route in the amount of \$8,100 for services rendered in FY25 and an additional \$5,700 for services rendered in FY22 and authorize the City Manager to execute the ILA. (Mr. Reed)
- 8.D. Discussion/Action to approve Amendment No. 11 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand – Response Route in the amount of \$8,100 for services rendered in FY26 and authorize the City Manager to execute the ILA. (Mr. Reed)
- 8.E. Discussion/Action and the approval of the Cibolo Community Center Rental Policy. (Mr. Howard)
- 8.F. Discussion on the FY26 Budget. (Mr. Reed/Ms. Miranda)
- 8.G. Discussion/Action and approval of a contract for Engineering and Architectural Design Services for Animal Shelter pursuant to RFQ 25-547-14 and authorize the City Manager to execute the agreement. (Mr. Huggins)
- 8.H. Discussion/Action on the date of Council Meetings for the month of November and December 2025. (Ms. Cimics)
- 8.I. Discussion/Action on the opening and the reservation of the Multi-Event Center. (Ms. Cimics/Mr. Howard)
- 8.J. Discussion on the Fun Run scheduled for September 27, 2025, put on by the Cibolo Parks Commission. (Councilwoman D. Roberts)
- 8.K. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 8.L. Discussion on items the City Council would like to see on future agendas. (Council)
- 8.M. 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**

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9.A. Approval/Disapproval of an Ordinance amending the City's Fee Schedule for Fiscal Year 2026. (Ms. Miranda)

9.B. Approval/Disapproval of an Ordinance 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)

## **10. Resolution**

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10.A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Denton Navarro Rodriguez Bernal Santee & Zech, P.C., to provide legal services as City Attorney, Designating a City Attorney and Assistant City Attorneys. (Mr. Reed)

## **11. 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 551.072, Real Property, to discuss the following:

11.A. Negotiations on CCMA South Plant Expansion Update

11.B. Annexation Negotiations

11.C. Discussion regarding the possible acquisition of real properties located near Thistle Creek Road and Sunrose Lane and Haeckerville Rd and E Schaefer Road, pursuant to Texas Government Code Section 551.072.

11.D. City Manager duties and serving on a Schertz, Cibolo, Universal City Independent School District's Bond Planning Committee.

11.E. City Secretary appointment, employment, evaluation, duties.

## **12. 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.

## **13. Adjournment**

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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.

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Name and Title

A handwritten signature in blue ink that reads "Peggy Lewis". The signature is written in a cursive style.

Date Posted: September 3, 2025