



## City Council Meeting

6:30pm - 11:30pm

Tuesday, May 28, 2024, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 3 hr 50 min

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### 1: Call to Order

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### 2: Roll Call and Excused Absences

2A. 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. 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 [pcimics@cibolotx.gov](mailto:pcimics@cibolotx.gov) and [vchapman@cibolotx.gov](mailto:vchapman@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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### 6: Public Hearing

6A. Conduct a Public Hearing regarding an Ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)

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### 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.)

7A. Approval of the minutes of the Regular City Council Meeting held on May 14, 2024.

7B. Approval of a contract renewal with Cityzen Solutions, Inc. dba PublicInput.

7C. Approval of the Police Department 2023 Racial Profiling Report.

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### 8: Discussion/Action

8A. Discussion/Action on the Cibolo Police Department, School Resource Officers (SRO) Program, Patrol Division, and exploring options for using City resources. (Chief Andres/Mr. Hyde)

8B. Discussion/Action on a Reimbursement Agreement between City of Schertz, TX and City of Cibolo, TX for Manhole Adjustments as part of the Dean Road Maintenance and Repair Project. (Mr. Gomez)

- 8C. Discussion/Action on the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)
- 8D. Discussion/Action and authorizing the City Manager to sign the Advance Funding Agreement (AFA) for the Texas Department of Transportation Project FM 1103, Phase II, from Rodeo Way to FM 78 (Local Contribution). (Mr. Gomez)
- 8E. Discussion/Action on approving a contract with Lockwood, Andrews & Newnam, Inc. for additional Professional Services and Survey for Tolle Road Improvements Project. (Mr. Gomez)
- 8F. Discussion/Action on the Awarding of a Consultant Services Contract to Riveron Corp. (Mr. Gomez)
- 8G. Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)
- 8H. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)
- 8I. Discussion/Action regarding Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)
- 8J. Discussion/Action on the Preliminary Plat of Grace Valley Ranch Phase 3B. (Ms. Huerta)
- 8K. Discussion/Action on the Final Plat of Grace Valley Ranch Phase 2. (Ms. Huerta)
- 8L. Discussion/Action on the Preliminary Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)
- 8M. Discussion/Action on the Final Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)
- 8N. Discussion / Action regarding the funding amounts for the Strategic Partnership Grants. (Mr. Huggins)
- 8O. Discussion/Action regarding a contract of the Cibolo EDC for an updated marketing video. (Ms. Lee)
- 8P. Discussion/Action on the CIP Update Presentation and 5-yr CIP Plan. (Mr. Gomez)
- 8Q. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously. (Councilman Benson)
- 8R. Discussion on the regulations on Airbnb's in the City of Cibolo. (Councilman Benson)
- 8S. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 8T. Discussion on items the City Council would like to see on future agendas. (Council)
- 8U. 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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- 9A. Approval/Disapproval of an ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)
- 9B. Approval/Disapproval of an ordinance regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

## **10: Resolutions**

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- 10A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas approving the City Council Policy Directive No: 2024-2 regarding the City Council Appointments. (Mr. Hyde)

## **11: Staff Update**

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#### 11A. Administration

- a. Cibolo Summer Night Event (Fishing) on Friday, June 7th
- b. Recap of Joint Memorial Day Event (Cibolo, Schertz & Selma)
- c. Fishing Event at the Cibolo/HEB Pond (by invitation only) - Confirmed for Saturday, June 1st, from 8 a.m. to 12 p.m.
- d. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).
- e. Capital Improvement Program – Updates on Projects.
- f. Council Budget Workshop – June 18 and July 16.

#### 11B. Fire Department

### **12: Executive Session**

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The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney to deliberate and seek legal advice regarding the following:

12A. Discussion of council's and employees' roles. (Councilman Benson)

12B. Discussion on the Affiliate Confidentiality Agreement and the EDC attorney. (Councilman Benson)

### **13: Open Session**

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The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

### **14: Adjournment**

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14A. 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 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 \_\_\_\_\_ 2024.

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**Name and Title**

*Date Posted: May 22, 2024*