



"City of Choice"

City Council Meeting

6:30pm - 11:55pm

Item 7B and Item 15G amended; Item 10C added

Tuesday, January 14, 2025, 6:30 PM

Est. Duration: 3 hr 25 min

200 S. Main St.

Cibolo, Texas 78108

**** Revised ****

1. Call to Order

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Farewell to departing Councilmembers

Council will take a small break for the Council, Staff and public to thank both Councilman Benson and Councilman Hetzel for their service to the City of Cibolo.

5A. Councilman Benson and Councilman Hetzel (Mayor Allen)

6. Oath of Office

6A. Councilwoman Donetta Roberts

7. Presentation of Awards/Recognitions

7A. Christopher "Jacob" Steinhauer (Public Works Dept) – 10 yr Service Award

7B. Richard "Rick" Mireles (Police Department) – 5 yr Service Award

8. Proclamation

8A. Proclamation for National Law Enforcement Appreciation Day (Councilman Roberts)

9. 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.

10. 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.)

10A. Approval of the minutes of the Regular City Council Meeting held on December 10, 2024.

10B. Approval of the minutes of the Canvass of the Run-Off Election held on December 19, 2024.

10C. Approval of the minutes of the Special Council meeting held on December 3, 2024.

11. Staff Update

11A. Administration

— a. Capital Improvement Program - Updates on Projects -Lower Seguin Road -Dean Road and Bolton Road -Green Valley Road - Low Water Crossing Improvement -Animal Services Facility - Public Safety Facility -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, RFQs, and RFBs -UDC Rewrite -Old Town -Solid Waste Franchise Agreement

11B. Police Department

11C. Fire Department

12. Discussion/Action

12A. Discussion/Action on Seeking Competitive Proposals for a Solid Waste Franchise Agreement. (Mr. Reed)

12B. Discussion/Action to approve a contract under the Master Professional Services Agreement with Freese and Nichols, Inc., for the Cibolo South Sanitary Sewer Master Plan and authorize the City Manager to execute the Agreement in the amount of One Hundred Fifty-Three Thousand One Hundred Eight-Eight Dollars (\$153,188.00). (Mr. Parsons)

- 12C. Discussion/Action to approve a contract under the Master Professional Services Agreement with Freese and Nichols, Inc., for an update to the City's Water, Wastewater, Roadway, and Drainage Impact Fees and authorize the City Manager to execute the Agreement in the amount of Three Hundred Eighteen Thousand Two Hundred Forty-Five dollars (\$318,245.00). (Mr. Parsons/Mr. Gomez)
- 12D. Discussion/Action on Capital Improvements Advisory Committee Requirements. (Mr. Reed)
- 12E. Discussion/Action regarding a proposed Land Study of the Schryver Tract subdivision. (Mr. Spencer)
- 12F. Discussion/Action on forming a Charter Review Committee. (Mayor Allen)
- 12G. Discussion/Action on traffic control for Green Valley Road at Schlather Intermediate School. (Councilwoman Sanchez-Stephens)
- 12H. Discussion/Action on the use of the Multi-Event Center and the parking around City Hall. (Councilman Hicks)
- 12I. Discussion/Presentation on the Cibolo Police Recruitment plan and current staffing vacancies in the sworn ranks. (Chief Andres)
- 12J. Discussion on the Flock Camera System. (Councilman Hicks)
- 12K. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 12L. Discussion on items the City Council would like to see on future agendas. (Council)
- 12M. Discussion 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)

13. Ordinances

- 13A. Approval/Disapproval of an Ordinance for a Conditional Use Permit request to allow a Manufactured Home Residential use for certain real property located at 2090 Pfannstiel Lane, legally described as ABS: 272 SUR: JOSE ROSA 8.6500 AC and ABS: 272 SUR: JOSE ROSA 1.5000 AC. (Mr. Spencer)
- 13B. Approval/Disapproval of an Ordinance for a request to change zoning from Office/Retail (C-3) to Estate Residential (SF-1) for certain real property located at 210 Tolle Road and 633 Tolle Road, legally described as ABS: 210 SUR: JERONIMO LEAL 9.0000 AC, ABS: 210 SUR: JERONIMO LEAL 0.5000 AC, and ABS: 210 SUR: JERONIMO LEAL 0.5000 AC. (Mr. Spencer)
- 13C. Approval/Disapproval of an Ordinance for a Waiver request to Unified Development Code (UDC) Section 19.4 Block Design for the proposed Schryver tract subdivision. (Mr. Spencer)
- 13D. Approval/Disapproval of an Ordinance amending Chapter 46, Cibolo Code of Ordinances, providing Definitions, Regulations, Enforcement Procedures, and Penalties regarding Junked Vehicles. (Mr. Vasquez)

14. Resolution

- 14A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the donation of used or obsolete fire hose and personal protective equipment to the Texas Forest Service Helping Hands Program. (Chief Troncoso)

15. Executive Session

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

15A. Evaluation of the City Secretary

15B. Project Spur

15C. Project Athletic

15D. SB 2038 litigation related to the constitutionality of legislation allowing ETJ property owners to seek removal from the city's ETJ based on a single, unilateral petition, and related treatment of petitions received by the City, while litigation continues.

15E. Legal opinion on homes in the City of Cibolo that are uninhabitable and still occupied.

15F. City Manager's duties in relation to Human Resources matters, technology matters and related support, document retention, city charter division of responsibilities, and related procedures.

15G. Legal advice regarding the Equal Employment Opportunity Commission Claim No. 451-2024-01843, as well as pre-litigation claims concerning the termination of a city employee.

16. Open Session

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

17. Adjournment

17A. 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.

Name and Title

Date Posted: January 10, 2025