



"City of Choice"

City Council Meeting
6:30pm - 10:30pm

Tuesday, February 25, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 5 min

1. Call to Order

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Proclamation

5A. Proclamation for Designating March 1st as International Women of Color Day and March 8th as International Women's Day. (Amparo Vasquez)

6. 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.

7. Public Hearing

7A. Conduct a Public Hearing regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office (C-3) District for certain real property located at 1636 FM 1103, legally described as Cibolo Creek Center, Block 1, Lot 1.

8. 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.)

8A. Approval of the November 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.

8B. Approval of the November 2024 Check Register.

8C. Approval of the Replat of the Noble Group subdivision.

9. Staff Update

9A. 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's, RFQ's, and RFB's *Old Town *Solid Waste Franchise

— c. Strategic Management Workshop

9B. Fire Department

9C. Quarterly Report on the use of See Click Fix (Mr. Beekman)

10. Ordinances

10A. Approval/Disapproval of an Ordinance of a proposed amendment to an ordinance for restricted and regulated parking surrounding the city hall complex. (Chief Andres)

11. Executive Session

11A. Project Theo. (Mr. Hardin)

11B. Project Freeze. (Mr. Hardin)

11C. Tolle Road Acquisition. (Mr. Reed)

11D. Legal proceeding regarding certain working conditions at the police department. (Mr. Hyde)

11E. Discussion regarding the performance and responsibilities of the City Manager, including responsiveness, compliance and adherence to the Council's motion/direction. (Councilwoman Sanchez-Stephens)

11F. Discussion on Mayor's delegation of authority. (Councilwoman Sanchez-Stephens)

11G. Receive legal advice regarding Attorney General Ruling OR2025-003949. (Mr. Hyde)

12. Open Session

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

13. Resolution

13A. Approval/Disapproval of a Resolution determining a public necessity to acquire real property interests in certain properties and authorizing the acquisition of property rights by the exercise of the power of eminent domain for the Tolle Road Reconstruction Project; authorizing the city attorney to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and regulations, specifically including Chapter 21 of the Texas Property Code; and finding and determining that the meeting at which this resolution is passed, by a record vote, is open to the public as required by law. (Mr. Reed)

14. Discussion/Action

14A. Discussion/Action to approve a Professional Services Agreement with Lionheart Places, LLC for the Old Town/Downtown Master Plan and authorize the City Manager to execute the Agreement in the amount of One Hundred Sixty Thousand Dollars (\$160,000). (Mr. Spencer)

14B. Discussion/Action to consider a request to release a 17 acre tract, described as ABS: 134 SUR Jose Flores; and, a 2 acre tract, described as ABS: 134 SUR Jose Flores, generally located at the 1100 block of Bolton Road, in Guadalupe County, from the City of Cibolo's 5-mile extraterritorial jurisdiction (ETJ). (Mr. Vasquez)

14C. Discussion/Action to consider a request to release a 19.06 acre tract of land, Pedro San Miguel Survey No.256, Abstract No. 227, Volume 567, Page 876, Deed of Records of Guadalupe County; and, a 4.26 acre tract, described as ABS: 227 SUR: P Miguel, Guadalupe County, generally located at 5711 Green Valley Road, from the City of Cibolo's 5-mile extraterritorial jurisdiction (ETJ). (Mr. Vasquez)

14D. Discussion/Action regarding the appointment of a Board of Trustees member to the Canyon Regional Water Authority and bring back a resolution to the next meeting appointing that person to the Board. (Ms. Cimics)

14E. Discussion/Action regarding the appointment of a representative to the Canyon Regional Water Authority Board of Managers and bring back a resolution to the next meeting appointing that person to the Board. (Ms. Cimics)

14F. Discussion/Action on hiring a facilitator to work with the city council. (Councilwoman D. Roberts)

14G. Discussion/Action on the FY25 Strategic Partnership Grant Program. (Mr. Huggins)

14H. Discussion/Presentation on the update of the 2024 Racial Profiling Report. (Chief Andres)

14I. Discussion/Action regarding the interpretation of the City Charter as it relates to the mayor's authority to vote. (Councilman Hicks)

14J. Discussion /Action on hiring a new legal services for reassignment of all present and new projects from Hyde Kelley LLP. (Councilwoman Sanchez-Stephens)

14K. Discussion/Action on hiring a new legal service to assist and advise with upcoming Charter Review. (Councilwoman Sanchez-Stephens)

14L. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)


14M. Discussion on items the City Council would like to see on future agendas. (Council)

14N. 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)

15. Adjournment

15A. 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 _____ 2025.

Name and Title

Date Posted: February 20, 2025