



## City Council Meeting

Tuesday, May 27, 2025, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 2 hr 50 min

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### 1. Call to Order

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### 2. Roll Call and Excused Absences

2.A. Excused Absence

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### 3. Invocation

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### 4. Pledge of Allegiance

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### 5. Presentation of Awards/Recognitions

5.A. Presentation to all the Senior Graduates that are joining the Military. (Councilman Hicks)

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### 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](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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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.)

7.A. Approval of the minutes of the Regular City Council Meeting held on May 13, 2025.

7.B. Approval of the March 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.

7.C. Approval of the March 2025 Check Register.

7.D. Approval of the Quarterly Investment Report ending March 31, 2025.

7.E. Approval of the Replat of Turning Stone Unit C10.

7.F. Approval of the Preliminary Plat of Grace Valley Ranch Phase 4A.

## **8. Staff Update**

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### **8.A. Administration**

- a. Capital Improvement Program – Updates on Projects \*Lower Seguin Road \*Dean Road and Bolton Road \*Green Valley Road – Low Water Crossing Improvement \*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, RFB's, and ITB's
- c. Council Budget Workshop #1 topics.

### **8.B. Fire Department**

## **9. Discussion/Action**

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9.A. Discussion/Action and presentation on the Proposed Acquisition & Renovation of 216 E. College Street for the Guadalupe Appraisal District. (Mr. Snaddon)

9.B. Discussion/Presentation on the FY25 Strategic Partnership Grant Program and Applications. (Mr. Huggins)

9.C. Discussion/Action to consider a request to release of an 18-acre tract, the Pedro San Miguel Survey Number 256, generally located at 5711 Green Valley Road, known as Ortiz tract, from the City of Cibolo extra-territorial jurisdiction (ETJ). (Mr. Vasquez)

9.D. Discussion/Action to consider a request to release a 44-acre tract and a 23-acre tract, jointly 67 acres, F. Garcia Survey Number 231, 953 Schmoekel Road, known as the Neill tracts, from the City of Cibolo extra-territorial jurisdiction (ETJ). (Mr. Vasquez)

9.E. Discussion/Action and authorization for the City Manager to execute a Non-Exclusive License Agreement Granting YM Cibolo, LLC, a License to Construct a Subdivision Monument sign for the Bella Rosa Subdivision, Unit III, in the City Right-of-Way. (Mr. Vasquez)

9.F. Discussion/Action on authorizing four (4) master services agreements related to RFP 25-760-08 : Consultant to provide on call economic development services. (Mr. Hardin)

9.G. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Bella Rosa Unit 3. (Mr. Otto)

9.H. Discussion/Action on payment of public noticeboard in front of City Hall. (Mr. Reed)

9.I. Discussion/Action on reconsideration of the Capital Improvements Advisory Committee. (Mr. Reed)

9.J. Discussion/Action on the Appointment/Removal of Board, Commission, and Committee members. (Councilman McGlothlin)

9.K. Discussion/Presentation regarding a status update of the Unified Development Code (UDC) Rewrite. (Mr. Spencer)

- 9.L. Discussion/Action to plant a memorial tree for Sue Boissonneault. (Councilwoman Cunningham)
- 9.M. Discussion on a recommendation for the appointment of an individual to the Canyon Regional Water Authority (CRWA) Board of Managers replacing Mr. Parsons. (Councilwoman D. Roberts)
- 9.N. Presentation/Discussion/Action regarding the recap of the Strategic Management Workshop held on April 5, 2025, including the action items identified during the workshop and the products produced after. (Mr. Reed)
- 9.O. Discussion/Action on City Council Consideration of Workshop Meetings prior to Regular City Council Meetings. (Mr. Reed)
- 9.P. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 9.Q. Discussion on items the City Council would like to see on future agendas. (Council)
- 9.R. 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. 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, to discuss the following:

- 10.A. Zunker Litigation Settlement Offer (Mr. Wendland)
- 10.B. City Attorney's appointment, employment, evaluation, duties, discipline, or dismissal, and/or address an RFP for legal services and/or appointment of an interim or new City Attorney. (Mr. Reed)
- 10.C. Discussion on the Grand Prairie vs. State of Texas lawsuit. (Mr. Wendland)

## **11. 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.

- 11.A. Executive Session Action

## **12. Adjournment**

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- 12.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 "Regan Lewis". The signature is written in a cursive, flowing style.

Date Posted: May 21, 2025