



City Council Meeting

Tuesday, June 24, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 40 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Presentation of Awards/Recognitions

5.A. Presentation of three recognitions for the Public Works Department by the Texas Chapter of the American Public Works Association.

- a. Transportation - Small Cities/Rural Communities (Lower Seguin Rd)
- b. Distinguished Service to Public Works (Frank Graham)
- c. Exceptional Performance - Journalism (Jeanette Gonzalez)

6. Public Hearing

6.A. Conduct a Public Hearing regarding a request for a variance for Grampie's Pizzeria to sell alcoholic beverages within the city where the place of business is within 300 feet of a public school. (Ms. Cimics)

6.B. Conduct a Public Hearing for a staff-initiated rezone from Mixed-Use Regional Employment (MURE) District to a Light Industrial (LI) District, for 263.154 acres of land, 15 separately owned private tracts, consisting of a 126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road; and, a 17 acre tract out of ABS 313, 4105 Santa Clara Road; and, a 84.442 acre tract out of ABS 313, Weber Hoese Lane; and, a 1.0930 acre tract out of ABS 134, 10562 W IH 10; and a .7180 acre tract of land out of ABS 134, located at 10570 IH10; and, a 6.676 acre tract of land out of ABS 1314, 10833 IH 10; and, a .7180 acre tract out of ABS 134, 10570 IH 10 TX; and, a 2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion TX; and, a .480 acre tract out of ABS 134; and, a .5020 acre tract out of ABS 134, 10704 IH 10; and, a 3 acre tract out of ABS 134, 10710 IH 10 TX; and, a .8340 acre tract out of ABS 134, 7141 Linne Road, 2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; 1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T; and, a 2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; and, a 6.0 acre tract of land out of ABS 134, located at 1463 Bolton Road; and, generally located along the IH 10 corridor. (Mr. Vasquez)

7. 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.

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.)

- 8.A. Approval of the minutes of the Special City Council Meeting held on June 10, 2025.
- 8.B. Approval of the minutes of the Regular City Council Meeting held on June 10, 2025.
- 8.C. Approval of the Final Plat of Venado Crossing Unit 6.

9. Staff Update

- 9.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. Solid Waste Transition Update
 - d. Cibolo Summer Nights - July 11th
- 9.B. Fire Department Incident Summary for May

10. Ordinances

- 10.A. Approval/Disapproval of an Ordinance granting a variance to Grampie's Pizzeria located at 121 Cibolo Commons, Suite 101, to allow for the sale of beer and wine within 300 feet of a public school. (Ms. Cimics)
- 10.B. Approval/Disapproval of amending ordinance 1265 and updating of the City of Cibolo Tax Abatement Policy of Guidelines and Criteria for governing tax abatement incentives within the city limits of Cibolo and its ETJ. (Mr. Hardin)

11. Resolution

11.A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, authorizing the submission of a grant application to the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) demonstration grant program and committing to a 20% local match requirement. (Mr. Gomez)

12. Discussion/Action

12.A. Discussion/Action on a master gardener for the Ron Pedde Community Garden. (Councilwoman D. Roberts)

12.B. Discussion/Action on the Strategic Partnership Grant Program Applications for Funding. (Mr. Huggins)

12.C. Discussion/Action on Parks & Recreation Commission proposal to establish a New FY26 City Event: "2026 Cibolo Community Fitness Challenge & Move with the Mayor" Campaign. (Mr. Howard/Ms. Lambert)

12.D. Discussion/Action to allow the City Manager to execute a work order with Kimley-Horn for the Master Planning Services for Veterans and Niemietz Park in the amount of \$83,500. (Mr. Gomez)

12.E. Discussion/Action on the No Smoking Ordinance. (Councilwoman Sanchez-Stephens)

12.F. Discussion/Action on Council Policies. (Councilwoman D. Roberts)

12.G. Discussion/Presentation on the Tyler Technologies Records Management System (RMS) status. (Chief Andres)

12.H. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

12.I. Discussion on items the City Council would like to see on future agendas. (Council)

12.J. 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)

13. Executive Session

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

13.A. Negotiations between GVSUD and the City of Cibolo concerning water rights.

13.B. Negotiations between GVSUD and the City regarding an interlocal government agreement for utility disconnects.

13.C. Negotiations between the Cibolo Sports Association, LLC, and City of Cibolo concerning proposed investment in the Cibolo Youth Sports Complex.

13.D. Negotiations between Guadalupe County and the City of Cibolo regarding annexation road rights-of-way.

13.E. Update on Project Freeze and Project Theo.

13.F. City Manager/City Secretary appointment, employment, evaluation, duties, discipline, or dismissal.

14. Open Session

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.A. Executive Session Action

15. Adjournment

15.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.

Name and Title



Date Posted: June 17, 2025