



**CIBOLO CITY COUNCIL**  
CIBOLO MUNICIPAL BUILDING  
200 S. Main  
Cibolo, Texas 78108  
May 28, 2024  
6:30 p.m. to 11:30 p.m.

**MINUTES**

1. Call to Order – Mayor Allen called the meeting to order at 6:32 p.m.
2. Roll Call and Excused Absences -Members Present: Mayor Allen, Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks.
3. Invocation – Invocation was given by Councilman Hicks.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
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. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the 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 [ychapman@cibolotx.gov](mailto:ychapman@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

The following individuals spoke at citizens to be heard. Ms. Harper spoke on SRO's. She stated that there is no evidence the SROs are necessary in the schools. Mr. Jefferies a student at Steele High School stated that SROs target the disabled and minority students. He felt that students need more activities after school. Mr. Jefferies also said that this could be a project the New Youth Council could undertake. Mr. Shepards stated that he has a short-term rental in Cibolo. He said he will keep an eye on what Cibolo does with this item in the future. Ms. Draughon says that SROs act as mentors, counselors, and protectors. She is in favor of keeping SROs in the schools in Cibolo

6. Public Hearing

- A. 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.

The public hearing was opened by Mayor Allen at 6:50 p.m.. No one wish to speak on this item and Mayor Allen closed the public hearing at 6:50 p.m.

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 requests, in which case the item will be removed from the consent agenda.)

- A. Approval of the minutes of the Regular City Council Meeting held on May 14, 2024.  
B. Approval of a contract renewal with Cityzen Solutions, Inc. dba Publicinput.  
C. Approval of the Police Department 2023 Racial Profiling Report.

Councilwoman Cunningham made the motion to approve the consent agenda. The motion was seconded by Councilman Roberts. For: Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilman Hetzel; Against: Councilman Hicks. The motion carried 6 to 1.

8. Discussion/Action

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

The item was discussed by the entire council. No decision was made but the council did agree to having a workshop to discuss this item in more detail. A date will be set when the council get to item 8U.

- B. 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.

Councilman Hicks made the motion to approve 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. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0. (Note: Councilman Benson had stepped out of the meeting during this item).

- C. Discussion/Action on the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan.

Councilman Hicks made the motion to approve Option number 2 and to remove Retail and Commercial as the Secondary Use from Residential Place Types. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

- D. 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).

Councilman Hicks made the motion to approve 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). The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

- E. Discussion/Action on approving a contract with Lockwood, Andrews & Newnam, Inc. for additional Professional Services and Survey for Tolle Road Improvements Project.

Councilman Hicks made the motion to approve a contract with Lockwood, Andrews & Newnam, Inc. for additional Professional Services and Survey for Tolle Road Improvements Project. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

- F. Discussion/Action on the Awarding of a Consultant Services Contract to Riveron Corp.

Councilman Hicks made the motion to approve Awarding of a Consultant Services Contract to Riveron Corp. The motion was seconded by Councilwoman Cunningham. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Benson. The motion carried 6 to 1.

- G. Discussion/Action regarding the Final Acceptance of Public Infrastructure for the Quarters (Trophy Oak).

Councilman Hicks made the motion to approve the Final Acceptance of Public Infrastructure for the Quarters (Trophy Oak) with the following Public Infrastructure. Water: Water Distribution System: 3,736 LF with total valuation of \$305,400, Sanitary Sewer: 1,583 LF with a total valuation of \$109,600, Drainage: 1,074 LF with a total valuation of \$164,000, Street: 361 LF with a total valuation of \$173,400, Other: Street Drainage, 124 LF. Total valuation of accepted Public Infrastructure Improvements dedicated to the City of Cibolo is \$752,400. The motion was seconded by Councilwoman Cunningham seconded the motion. For: All; Against: None. Motion carried 7 to 0.

- H. Discussion/Action regarding Final Acceptance of Public Infrastructure for Magnolia Pancake Haus.

Councilwoman Cunningham made the motion to approve the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus with the following Public Infrastructure: Water: 918 LF with a total valuation of \$124,360.74, Sanitary Sewer: 410 LF with a total valuation of \$56,857.50, for a total Valuation of accepted Public Infrastructure Improvements dedicated to the City of Cibolo of \$181,218.25. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

- I. Discussion/Action regarding Final Acceptance of Public Infrastructure for Living Spaces.

Councilman Hicks made the motion to approve the Final Acceptance of Public Infrastructure for Living Spaces with the following Public Infrastructure. Water: 804 LF with a total valuation of \$81,202.50, Sanitary Sewer: 2,176 LF with a total valuation of \$338,772.00. Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo of \$419,974.50. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- J. Discussion/Action on the Preliminary Plat of Grace Valley Ranch Phase 3B.

Councilwoman Cunningham made the motion to grant a 30-day extension on the Preliminary Plat of Grace Valley Ranch Phase 3B. The motion was seconded by Councilman Mahoney. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Benson. The motion carried 6 to 1.

K. Discussion/Action on the Final Plat of Grace Valley Ranch Phase 2.

Councilwoman Cunningham made the motion to grant a 30-day extension on the Final Plat of Grace Valley Ranch Phase 2. The motion was seconded by Councilman Mahoney. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Benson. The motion carried 6 to 1.

L. Discussion/Action on the Preliminary Plat of Steele Creek Subdivision Unit 6.

Councilman Hicks made the motion to grant a 30-day extension on the Preliminary Plat of Steele Creek Subdivision Unit 6. The motion was seconded by Councilwoman Cunningham. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Benson. The motion carried 6 to 1.

M. Discussion/Action on the Final Plat of Steele Creek Subdivision Unit 6.

Councilwoman Cunningham made the motion to grant a 30-day extension on the Final Plat of Steele Creek Subdivision Unit 6. The motion was seconded by Councilman Mahoney. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilman Hetzel; Against: Councilman Benson and Councilman Hicks. The motion carried 5 to 2.

N. Discussion/Action regarding the funding amounts for the Strategic Partnership Grants.

Councilwoman Sanchez-Stephens made the motion to go with the average score. The motion was seconded by Councilman Benson. For: Councilman Benson, Councilwoman Sanchez-Stephens, and Councilman Hetzel; Against: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilman Hicks. The motion failed 3 to 4. Councilman Hicks made the motion to proceed with option #3. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

O. Discussion/Action regarding a contract of the Cibolo EDC for an updated marketing video.

Councilman Hicks made the motion to approve a contract of the Cibolo EDC for an updated marketing video. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

P. Discussion/Action on the CIP Update Presentation and 5-yr CIP Plan.

Councilwoman Cunningham made the motion to move up the remaining roadway projects. The motion was seconded by Councilman Mahoney. For: Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Benson. The motion carried 6 to 1.

Q. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously.

This item was put on the agenda by Councilman Benson. Councilman Benson would like to know what have we done to change the code as this was something easily missed.

R. Discussion on the regulations on Airbnb's in the City of Cibolo.

This item will be placed on the next agenda.

- S. Discussion from Councilmembers that have attended seminars, events, or meetings.

Councilman Hicks stated that he had attended a Budget Seminar. Councilwoman Cunningham attended the Memorial Day Ceremony and Ribbon Cuttings. Councilwoman Sanchez-Stephens an event at the Senior Center and the Budget Seminar.

- T. Discussion on items the City Council would like to see on future agendas.

Councilman Benson requested an executive session on Airbnb's and Short-Term Rentals. Councilman Hicks requested an item on the Agendalink (voting system).

- U. 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 reminded the council of the Flag Day Ceremony on June 14<sup>th</sup> at 9am. If any council person would like to speak at the event to let her know as the program is being made this week. The date for the Council Workshop was set for June 10<sup>th</sup> at 6pm.

9. Ordinances

- A. 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.

Councilman Hicks made the motion to approve 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. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilman Benson, Councilman Roberts, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Against: Councilman Mahoney. The motion carried 6 to 1.

- B. 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.

Councilman Benson made the motion to disapprove 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. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried to deny 7 to 0.

10. Resolution

- A. 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.

Councilman Hicks made the motion approve option 1 for the Council Policy on City Council Appointments. Option 1 will require a Special Meeting to be held at 6:00 p.m. prior to the regular scheduled meeting held at 6:30 p.m. All applicants will be required to be present at this meeting. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.



11. Staff Update

A. Administration

- a. Cibolo Summer Night Event (Fishing) on Friday, June 7<sup>th</sup>
- b. Recap of Joint Memorial Day Event (Cibolo, Schertz & Selma)- Well attended.
- c. Fishing Event at the Cibolo/HEB Pond (by invitation Only) Confirmed for Saturday, June 1<sup>st</sup>, from 8 a.m. to 12 p.m. – Secure donors and 18 kids committed for the event.
- d. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).
- e. Capital Improvement Program – Updates on Projects. – No change.
- f. Council Budget Workshop – June 18 and July 16. – Dates and Time have been set.

B. Fire Department

12. Executive Session

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:

A. Discussion of council's and employees' roles.

B. Discussion on the Affiliate Confidentiality Agreement and the EDC attorney.

Council convened into Executive Session at 10:11 p.m. to discuss the above items.

13. 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.


Council reconvened into Regular Session at 10:59 p.m. No action taken.

14. Adjournment – Councilman Hicks made the motion to adjourn the meeting at 11:25 p.m. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF JUNE 2024.

  
Mark Allen  
Mayor

ATTEST:

  
Peggy Cimics, TRMC  
City Secretary

