



City Council Meeting

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

Est. Duration: 2 hr 20 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. Five Year Service Award to Dale Roberts from the Public Works Department. (Mr. Reed)

5.B. Ten Year Service Award to Yolanda Avila from the Municipal Court. (Mr. Reed)

6. Public Hearing

6.A. The Cibolo City Council will hold a public hearing to hear public testimony to consider designating a Reinvestment Zone known as the "City of Cibolo Reinvestment Zone No. 2" for purposes of Commercial-Industrial Tax Abatement located at 3641 Santa Clara Road, specifically a tract or parcel containing an estimated 126.443 acres. (Mr. Hardin)

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.

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 October 14, 2025.

8.B. Approval of the minutes of the Regular City Council Meeting held on October 14, 2025.

8.C. Approval of the August 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24-25 fiscal year.

8.D. Approval of the August 2025 Check Register.

8.E. Approval of the Final Plat of Venado Crossing Unit 4.

9. Staff Update

9.A. Administration

- a. Capital Improvement Program - Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road Water Main Extension *FM 78 - Water Main Extension *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Deer Creek Drainage Improvements *Town Creek Trail
- b. RFP's, RFQ's, RFB's, and ITB's
- c. Cibolo Community Center Phase I Soft Opening (10/27)
- d. Update on the next Council Workshop scheduled for Oct. 27th
- e. Cibolofest Recap
- f. Thanksgiving Luncheon (11/20)
- g. Annual Employee Awards Event (12/12)

9.B. Fire Department

10. Ordinances

10.A. Approval/Disapproval of an Ordinance of the City of Cibolo designating a Reinvestment Zone known as the "City of Cibolo Reinvestment Zone No. 2" for purposes of Commercial-Industrial Tax Abatement located at 3641 Santa Clara Road, specifically a tract or parcel containing an estimated 126.443 acres. (Mr. Hardin)

11. Discussion/Action

11.A. Discussion/Action regarding the City's Water and Wastewater Utility Rate Study by Willdan Financial Services and recommendation on Changes to Utility Rate Fees. (Mr. Jackson with Willdan Financial Services)

11.B. Discussion/Action to authorize the City Manager to submit a final incentive offer for Project Theo. (Mr. Hardin)

11.C. Discussion/Action on City of Cibolo Employee Handbook policy review. (Ms. Taplin)

11.D. Discussion/Action to approve an additional Service Request with Lockwood, Andrews & Newnam, Inc. (LAN) for professional engineering and survey services for the Tolle Road Improvements Project in an amount not to exceed \$93,830 and authorize the City Manager to execute the associated change order. (Mr. Gomez)

11.E. Discussion/Action to authorize the City Manager to execute a Purchase Order with Industrial Disposal Supply for the purchase of a new Model 435 Street Sweeper in the amount of \$236,761. (Mr. Gomez)

11.F. Discussion/Action to authorize the City Manager to execute a three (3) year contract, with two (2) one-year renewal options, with Cintas Corporation for uniform services in an amount not to exceed \$125,000. (Mr. Gomez)

11.G. Discussion/Action on the Tri-County Chamber Elected Officials Reception Sponsorship for \$1,000. (Mr. Reed)

11.H. Discussion/Action on a request from a local nonprofit organization (Everyday Fellowship), to allow a banner to be placed over the road at Main St and FM 1103 to advertise a free community event in December and to coordinate with GVEC or the City to hang the banner. (Councilman Hicks)

11.I. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

11.J. Discussion on items the City Council would like to see on future agendas. (Council)

11.K. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional meetings, special meetings or workshops. (Ms. Cimics)

12. 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, Economic Development, and Section 551.074 Personnel Matters to discuss the following:

12.A. Project Theo

12.B. City Manager appointment, employment, evaluation, and duties.

12.C. City Secretary/Deputy City Secretary appointment, employment, evaluation, and duties.

13. Open Session

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

14. Adjournment

14.A. Adjourn Meeting

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: October 21, 2025 04:38 pm