



City Council Meeting
**A quorum of the City Council will be physically present at
the address listed on the agenda. A member of the City
Council may participate via videoconference.**

Tuesday, September 8, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation

4. Pledge of Allegiance

5. Proclamations

- 5.A. Patriot Day 9/11 (Fire Department/Police Department)
- 5.B. National Payroll Week
- 5.C. Suicide Awareness Prevention Month
- 5.D. Firearm Suicide Prevention Day (September 8, 2026)
- 5.E. Aisin

6. Presentation of Awards/Recognitions

- 6.A. Recognition and Check Presentations for the FY2026 Strategic Partnership Grant Program Recipients

7. Public Hearing

- 7.A. Conduct a public hearing regarding a Zoning Map Amendment (Rezoning) from Low Density Single-Family Residential (SF-2) zoning district to Agricultural - Homestead (AG) zoning district, for certain and real property located at 5590 Lower Seguin Road, and legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1, Parcel ID: 194866. {PZ-2025-6-RZ Priest Trees}
- 7.B. Conduct a public hearing concerning Amendments to the City of Cibolo's Unified Development Code (UDC) Sec. 4.4.7 regarding Classification of New and Unlisted Uses.
- 7.C. Conduct a public hearing to hear public testimony regarding the Fiscal Year 2027 Proposed Budget.
- 7.D. Conduct a public hearing to hear public testimony regarding the Tax Rate for Tax Year 2026.

8. 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. Citizens who want to submit written comments to be read during the citizen comments portion of a city council meeting should include their name, address and reason why they are unable to attend the meeting at which they want their comments read. Comments must be submitted to the City Secretary at citysecretary@cibolotx.gov no later than 2:00PM prior to the City Council meeting. All comments received that include the required information will be provided to the Mayor and Council and may be summarized or read at the meeting at the discretion of the presiding officer. This meeting is livestreamed.

9. 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.)

9.A. Approval of the minutes from the August 17, 2026, Special Meeting.

9.B. Approval of the minutes from the August 25, 2026, Council meeting.

10. Mayor Follow-Up

10.A. Union Pacific sidewalk across railroad track on Main St.

10.B. Guadalupe County Reappraisal Plan Information

11. Staff Update

11.A. Update on Board, Committee, Commission, Corporation Vacancies

11.B. Administration

- a. Capital Improvement Program – Updates on Projects Main Street sidewalk across railroad – Federal PFS Project Safety Grant (N-S Connector Grade Separated Railroad Crossing) - Planning Veterans/Niemietz Park Renovations – Planning Community Center Renovations Phase II – Under Construction FM 78 – Sewer Rehabilitation – Under Construction FM 1103 – Utility Relocation – Design Deer Creek Blvd (Cordero to Falling Sun) – Tolle Rd - Design Town Creek Trail - Design
- b. RFP's, RFQ's, RFB's, and ITB's
- c. Staff Travel
- d. Recruitment for Public Works Director

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 551.072, Real Property, to discuss the following:

- 12.A. Project Longhaul
- 12.B. Deliberations Regarding Cibolo Valley Local Government Corporation's (CVLGC) Real Property

13. Open Session

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

14. Ordinances

- 14.A. Approval/Disapproval of an Ordinance for a Zoning Map Amendment (Rezoning) from Low Density Single-Family Residential (SF-2) zoning district to Agricultural - Homestead (AG) zoning district, for certain and real property located at 5590 Lower Seguin Road, and legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1, Parcel ID: 194866. {PZ-2025-6-RZ Priest Trees}
- 14.B. Approval/Disapproval of an Ordinance for Amendments to the City of Cibolo's Unified Development Code (UDC) Sec. 4.4.7 regarding Classification of New and Unlisted Uses.
- 14.C. Approval of an Ordinance of the City of Cibolo adopting the Budget for Fiscal Year 2026-2027, beginning October 1, 2026, and ending September 30, 2027. (Mr. Reed/Ms. Miranda)
- 14.D. Approval of an Ordinance of the City of Cibolo setting the ad valorem tax rate for tax year 2026.

15. Resolutions

- 15.A. Approval of a Resolution of the City of Cibolo to ratify the property tax increase reflected in the Fiscal Year 2026-2027 Budget.

16. Discussion/Action

- 16.A. Discussion on anticipated recurring expenses and the recurring funding source for proposed employee compensation adjustments, including COLA, market-rate adjustments, and associated benefits to ensure these recurring costs are accurately reflected in the budget. (Councilwoman Sanchez-Stephens)
- 16.B. Discussion/Action on the appointment of a member to the Cibolo Valley Local Government Corporation (CVLGC) Board. (Council)
- 16.C. Discussion/Action on the approval of the 2026/2027 Cibolo Youth Advisory Council youth and adult volunteer applicants (Mr. Huggins)
- 16.D. Discussion/Possible Action: Approve/Deny proposed Development Agreement for the development of 14.9 acre tract, located at 323 Coy Lane (Monte Christo Subdivision) of land located in the City of Cibolo's Extraterritorial Jurisdiction.

- 16.E. Discussion/Action to set a date and agenda topics for a Fall 2026 HOA Knowledge Workshop (City Manager's Office)
- 16.F. Discussion/Action on Holding a One-Time Asphalt Millings Giveaway to Cibolo Residents and Property Owners Whose Driveways Were Adversely Impacted by Summer 2026 Inclement Weather
- 16.G. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 16.H. Discussion on items the City Council would like to see on future agendas. (Council)
- 16.I. 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. Chapman)

17. Adjournment

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

Valerie A. Chapman, 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_____2026.

Name and Title

Date Posted: September 1, 2026 05:50 pm