



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
September 9, 2025
6:30 p.m.

Minutes

1. Call to Order – Meeting was called to order by Mayor Allen at 6:31 p.m.
2. Roll Call and Excused Absences - Members Present: Mayor Allen, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – Councilman Hicks gave the Invocation.
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 an 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, 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.**

The following individuals spoke during this item. Ms. Andrews spoke on Relentless Soccer using the Multi-Event Center. Ms. Titterington from the Chamber stated that the luncheon scheduled September 16th is almost full. This meeting will cover the “State of Education”. Ms. Titterington also thanked several members of Public Works department and EDC department. Ms. McDaniels representing the Parks Commission brief the Council on the Fun Run scheduled for September 27th at Steele High School. Volunteers are still needed. Mr. Dawson from the Fire Birds Youth Team spoke on using Veterans Park during the week. They are willing to help with the maintenance of the field. They also would like to use the Multi-Event field once a month on Saturday. The following individuals either spoke during the meeting or sent an email on Relentless Soccer and using the Multi-

Event Center field: Ms. Garcia, Ms. Rish, Mr. Kelly, Mr. Adams, Mr. K. Humphrey, Ms. Winney, Mr. Bermudes, Ms. Waddell, Ms. Moore, Mr. Humphrey, and Ms. Vansa. All the individuals spoke on having a place to practice that is safe. How accessible it is for families, especially grandparents and older relatives. They spoke on allowing Relentless Soccer to access the fields on Mondays and Wednesdays for practice. They spoke how grateful they are in the support the city has shown for youth programs in the past. The hope that this partnership could continue. Several of the parents stated that playing on the Relentless Soccer teams has given their child structure, discipline, and a sense of purpose. Mr. Guyett ask if a temporary red light could be placed on Coy Lane, especially during rush hour and school hours. Cars are speeding and it's unsafe for everyone in the area. Ms. Harrison ask council to reconsider the tax increase. She stated that salary increase should be used to recruit additional police and fire. Mr. Benson wrote that council should reject the request for the City Manager to serve on the SCUCISD Bond Planning Committee. He stated that the City Manager's responsibility is to serve this city and remain focused on our community's needs and challenges.

6. 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 Special City Council Meeting held on August 26, 2025.
- B. Approval of the minutes of the Regular City Council Meeting held on August 26, 2025.
- C. Approval of the June 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24-25 fiscal year.
- D. Approval of the June 2025 Check Register.
- E. Approval of the Quarterly Investment Report ending June 30, 2025.

Councilwoman Cunningham made the motion to approve the Consent Agenda. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 6 to 0.

7. Staff Update

- A. Administration – Mr. Reed introduced Margarita Hernandez one of the new Assistant Public Works Directors. She will cover Streets, Parks, Facilities, and Fleet). Mr. Reed also introduced the second new Assistant Public Works Director Saif Al Haddad. He will be covering Utilities, Inspections , and Drainage.

- a. Capital Improvement Program – Updates on Projects

- Lower Séguin Road

- Dean Road and Bolton Road

- Green Valley Road Water Main Extension

- FM 78 – Water Main Extension

- FY25 Street Rehabilitation Package 1

- Deer Creek Blvd** (Cordero to Falling Sun) – Under Construction. Flatwork to be completed.

- Road construction to follow and will take approximately three weeks. Project started May 13th they have had 24 days of delay due to weather. Project is scheduled for completion on October 27, 2025.

- Green Valley Road** (Dean Rd to Westmont): Substantial completed.

- Green Valley Road** (CVD to Green Valley Loop). Under construction. Road excavation will start on September 10, 2025. Project expected to be completed September 19, 2025.

The road improvement will involve mill & overlay of the street pavement. Work hours will be 9am to 2pm to prevent any issues with Green Valley Elementary School.

FY25 Street Rehabilitation Package 2

Silver Wing (CVD to Thistle Creek) – Under Construction. Crews have begun saw cutting curb ramps. Road construction will follow.

Town Creek Road (Green Valley Rd to Bentwood Pass) Staging. Message boards have been established. Road excavation will begin in approximately 2 weeks.

Firebird Run (Silver Wing to Kipper Ave) Estimated start date – November.

Cibolo Community Center

Deer Creek Drainage Improvements

Town Creek Trail – GVEC is working on electrical installation at the pond along Town Creek Trail.

b. RFP's, RFQ's, RFB's, and ITB's – No update.

c. Solid Waste Transition Update – No update.

d. Cibolo Community Center

Epoxy is being placed on Monday which will complete construction. Walk through scheduled for Friday, September 19, 2025. Appliances will be delivered being September 15 – September 22. Senior Program has already started a slow transition to the Cibolo Community Center. Full time operation will begin September 29.

e. Update on the next Council Workshop scheduled for Oct. 14th

8. Discussion/Action

Mayor Allen stated at this time the City Council will meet in Executive Session as Authorized by the Authorized by the Texas Gov't Code Section 551.072 Real Property to discuss item 8A. The City Council adjourned into Executive Session at 7:48 p.m. City Council reconvened into Open Session at 8:05 p.m. and went directly to item 8A.

- A. Discussion/Action to approve the Regional Wastewater Treatment Contract between the Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo, regarding the Expansion Project to the South Wastewater Treatment Plant and Authorize the City Manager to Execute the Contract.

Councilman Hicks made the motion to approve the Regional Wastewater Treatment Contract between the Cibolo Creek Municipal Authority (CCMA) and the City of Cibolo, regarding the Expansion Project to the South Wastewater Treatment Plant and Authorize the City Manager to Execute the Contract. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

- B. Discussion/Action and approval of an Interlocal Agreement between the City and Green Valley Special Utility District.

Councilwoman Cunningham made the motion to approve an Interlocal Agreement between the City and Green Valley Special Utility District. The motion was seconded by Councilwoman D. Roberts. For: Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Against: Councilman Hicks. The motion carried 5 to 1

- C. Discussion/Action to approve Amendment No. 10 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand-Response Route in the amount of \$8,100 for services rendered in FY25 and an additional \$5,700 for services rendered in FY22 and authorize the City Manager to execute the ILA.

Councilwoman Cunningham made the motion to approve Amendment No. 10 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand-Response Route in the amount of \$8,100 for services rendered in FY25 and an additional \$5,700 for services rendered in FY22 and authorize the City Manager to execute the ILA. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

- D. Discussion/Action to approve Amendment No. 11 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand-Response Route in the amount of \$8,100 for services rendered in FY26 and authorize the City Manager to execute the ILA.

Councilwoman Cunningham made the motion to approve Amendment No. 11 of an ILA between the City of Cibolo and the Alamo Area Council of Governments (AACOG) for Demand-Response Route in the amount of \$8,100 for services rendered in FY26 and authorize the City Manager to execute the ILA. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

- E. Discussion/Action and the approval of the Cibolo Community Center Rental Policy.

Councilwoman D. Roberts made the motion to table this item until the next regular scheduled Council Meeting. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- F. Discussion on the FY26 Budget.

Mr. Reed and Ms. Miranda went over the FY26 Budget with Council. Mr. Reed went over prior City Council action at different meetings/workshops that were help starting in March of 2025. Council agreed to decrease the Tri-County membership fee to \$650.00. They also wanted to increase funding in Parks – Senior Program by \$2,000 related to supplemental funding to adjust compensation of contracted Senior Program Coordinator. Council also agreed to reduce advertising, awards, special events expense, youth council expense and other supplies and adding an expense line item for discretionary spending related to Commission and Committee members. The council also looked at the Cibolo Magazine. After discussion council decided to keep the magazine.

- G. Discussion/Action and approval of a contract for Engineering and Architectural Design Services for Animal Shelter pursuant to RFQ 25-547-14 and authorize the City Manager to execute the agreement.

Councilwoman Cunningham made the motion to approve a contract for Engineering and Architectural Design Services for Animal Shelter pursuant to RFQ 25-547-14 and authorize the City Manager to execute the agreement. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

- H. Discussion/Action on the date of Council Meetings for the month of November and December 2025.

Councilman Hicks made the motion to move the November regular Council Meeting from November 11th (Holiday) to November 18th and not to make any changes to the December 2025

meeting. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 6 to 0.

I. Discussion/Action on the opening and the reservation of the Multi-Event Center.

Councilwoman Cunningham made the motion to allow the Multi-Event Center to be used four days a week but at the discretion of the city allow it to be used no more than six days a week. If a team has the field and it is closed by the city for weather to allow that team to use the field another day that week. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0. Councilwoman Cunningham made the motion to allow Relentless Soccer to use the field Monday and Wednesday and one day a month on the weekend. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0. Councilwoman Cunningham made the motion to allow the Firebirds to use the field one weekend a month. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0. Councilwoman Cunningham also stated to allow staff to work with Relentless to use the field on additional weekends if no other teams have booked the field.

J. Discussion on the Fun Run scheduled for September 27, 2025, put on by the Cibolo Parks Commission.

This was briefed by Ms. McDaniel during Citizens to be Heard but Councilwoman D. Roberts wanted the City Council to know that the Parks Commission still needs volunteers. She stated it would be nice if council could show their support and help volunteer on September 27th for the event.

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

Councilwoman Cunningham stated that she attended by Budget Workshop and the Youth Council meetings. She also did a walk with staff on a drainage issue on Wiedner Road. Councilwoman Sanchez-Stephens attended a Quilt of Valor ceremony and will be attending Hog Wild on Friday. Councilwoman D. Roberts attended the Cibolo Police Academy, CRWA and a walk on Wiedner Road concerning a drainage issue. Councilman Hicks attended a AAMPO meeting.

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

Ballot for Region 7.

M. 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.

Council went over the calendar for September and October 2025.

9. Ordinances

A. Approval/Disapproval of an Ordinance amending the City's Fee Schedule for Fiscal Year 2026.

Councilwoman D. Roberts made the motion to approve an Ordinance amending the City's Fee Schedule for Fiscal Year 2026 with omitting the fees for the Cibolo Community Center. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

B. Approval/Disapproval of an Ordinance for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

Councilwoman Sanchez-Stephens made the motion to approve an Ordinance for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC,

ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC. The motion was seconded by Councilman Mahoney. For: Councilman R. Roberts, Councilman Mahoney, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts: Against: Councilwoman Cunningham and Councilman Hicks. The motion carried 4 to 2.

10. Resolution

- A. Approval/Disapproval of a Resolution by the City of Cibolo, Texas, appointing Denton Navarro Rodriguez Bernal Santee & Zech, P.C., to provide legal services as City Attorney, Designating a City Attorney and Assistant City Attorneys.

Councilman Hicks made the motion to approve a Resolution by the City of Cibolo, Texas, appointing Denton Navarro Rodriguez Bernal Santee & Zech, P.C., to provide legal services as City Attorney, Designating a City Attorney and Assistant City Attorneys. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

11. 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 551.074, Personnel Matters, and Section 551.072, Real Property, to discuss the following:

- A. Negotiations on CCMA South Plant Expansion Update
- B. Annexation Negotiations
- C. Discussion regarding the possible acquisition of real properties located near Thistle Creek Road and Sunrose Lane and Haeckerville Rd and E Schaefer Road, pursuant to Texas Government Code Section 551.072.
- D. City Manager duties and serving on a Schertz, Cibolo, Universal City Independent School District's Bond Planning Committee.
- E. City Secretary appointment, employment, evaluation, and duties.

Council convened into Executive Session to discuss item B, C, D, and E at 9:41 p.m.

12. 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.

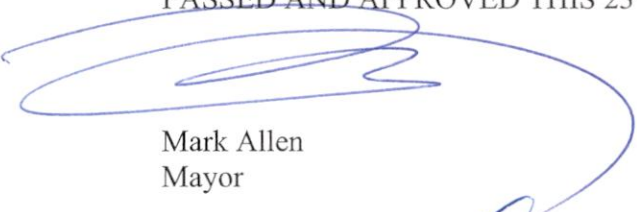
Council reconvened into Open Session at 11:05 p.m. Councilman R. Roberts made the motion for the City Manager to serve on the Schertz, Cibolo, Universal City Independent School District's Bond Planning Committee. The motion was seconded by Councilwoman D. Roberts. For: Councilman R. Roberts, Councilwoman Cunningham, and Councilwoman D. Roberts; Against: Councilman Mahoney, Councilwoman Sanchez-Stephens, and Councilman Hicks. Do to a tie vote of 3 to 3 Mayor Allen was able to vote. Mayor Allen votes to allow the City Manager to serve on the SCUCISD Bond Planning Committee. Motion carried 4 to 3.

Mayor went back to item 8 to complete item 8k, L, and M.

13. Adjournment


Councilman Hicks made the motion to adjourn the meeting at 11:16 p.m. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 23RD DAY OF SEPTEMBER 2025.



Mark Allen
Mayor

ATTEST:



Peggy Cimics, TRMC
City Secretary

