



"City of Choice"

**City Council/Staff Workshop**  
GVEC Facility  
927 N. Highway 46  
Seguin, Texas 78155

February 5, 2016  
9:00 a.m. to 4:00 p.m.

**MINUTES**

1. Call to Order – Workshop was called to order by Mayor Dunn at 9:10 am. City Manager Herrera gave an opening statement.
2. Roll Call – Council Present: Mayor Dunn, Councilwoman Schultes, Councilman Garrett, Councilwoman Gebhardt, Councilman Doty, Councilman Russell, Councilman Hogue and Councilman Weber; Staff Present: City Manager Herrera, City Secretary Cimics, Finance Director Miranda, ED Director Luft, Fire Chief Niemietz, Police Chief Cox, Engineering and Planning Director Klein, IT Director Badu, Public Works Director Fousse, and Executive Assistant Rogers.
3. Discuss formalizing and partnering with Public Werks, Inc. and the Texas Department of Transportation to evaluate and pursue a turnpike parkway for the future realignment and extension of FM 1103 from Wagon Wheel Way to SH 78 and continuing on to IH-10.

Mr. Herrera briefed the council that the extension and realignment of FM 1103 to IH 10 was conceived in 2006 and was incorporated into Cibolo's Future Land Use Map & Future Thoroughfare Plan and our Capital Improvement Plan (CIP) over the last ten years. In 2015 Mr. Herrera was given direction from Council to explore options to extend FM 1103 to SH 78 and to IH 10. Mr. Herrera introduced Mr. John Crew from Public Werks, Inc. to talk about the development of a high-capacity roadway through the City of Cibolo that would connect IH 35 with IH 10. This Cibolo Turnpike Parkway would include the construction of an overpass over Union Pacific Railroad tracks and SH 78. There was a lot of discussion on this project. Mr. Herrera stated that the cost was approaching \$110M. A private/public partnership with Public Werks, Inc. (Texas Tollway Authority) maybe a viable financing and management option to consider. Mr. Herrera need a consensus of the council to pursue the extension of FM 1103 to IH 35 in partnership with the private sector. A consensus of City Council gave direction to the City Manager to pursue options as discussed during the presentation.

4. Receive update on all pending Capital Improvement bond projects.

Public Works Director Fousse updated the council on all Capital Improvement Projects and Bond Projects for the City of Cibolo.

5. Discuss and consider authorizing the City Manager to seek undeveloped property south of SH 78 for a future municipal complex and other governmental uses.

Chief Niemietz briefed this item prior to discussion of item four. Chief Niemietz stated that South Cibolo which includes IH 10 is open land with tremendous growth potential. In order to prepare for future growth the City

needs to be thinking of municipal services that may be required. Acquiring land at today's rates will more likely be less expensive than in the next ten years. Staff recommended that the City seek and purchase property while growth is low and land values are at a more acceptable level. Council gave direction for staff to continue to look for land and to be proactive in acquiring property for its governmental needs.

6. Recess for lunch – Council and staff took fifteen minutes to get their lunch and drinks from 11:45 to noon.
7. Reconvene Workshop – Council and staff continue the workshop while working during lunch.
8. Discuss formalizing and partnering with the YMCA to manage, operate, and fund certain capital improvements for a multi-event recreational center within the City of Cibolo, Texas.

This item was briefed by Mr. Herrera and Mr. Degollado from the YMCA. This item is a joint venture between the City of Cibolo and the YMCA. The City would own and construct a multi-event recreational center to meet the growing needs of the community. The YMCA agrees to professionally manage, staff and operate all activities within the multi-event recreational center.

9. Receive update on Strategic Plan and FM 78 Corridor Study being conducted by the Cibolo Economic Development Corporation.

Mr. Luft and Ms. McVey briefed the Council and Staff on the Cibolo Economic Development Corporation and the Strategic Plan study that has been contracted out to Angelou Economics. This study began in December 2015 and is expected to be complete in late March or early April 2016. Mr. Luft went over some of the highlights of the community survey

10. Discuss and identify future goals and objectives the City Council as a body would like to consider working towards.

Council brought up several items that they thought needed to be worked on. Ownership of Wiederstein Road and Cibolo Valley Drive, marquee signs for the City, funding mechanism for Haeckerville Road to L. Seguin and FM 1103 to Main and Main to FM 78. EDC needed to better understand what small businesses needed to open and to stay open. Building Department and ED Department working closer to make sure we are doing everything we can to get business here and open in a timely manner. Working on a solution at Deer Creek Blvd and FM 3009 and council working on giving directions to all committees, commissions and boards on what council expects and the liaisons responsibility to each of the committees. Council also talked about what the vision was for the area south of FM 78. Mayor Dunn stated that council the last two years had done a good job with the nuts and bolts of the City.

11. Adjournment – Councilman Weber made the motion to adjourn at 3:35 pm. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 23<sup>RD</sup> DAY OF FEBRUARY 2016



Allen Dunn  
Mayor

ATTEST



Peggy Cimics, TRMC  
City Secretary

