



CITY COUNCIL MEETING
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
August 23, 2016
6:30 P.M.

MINUTES

1. Call to Order – Mayor Dunn called the meeting to order at 6:32 p.m.
2. Roll Call and Excused Absences – Council Present: Mayor Dunn, Council Members: Schultes, Garrett, Russell and Weber; Council Absent: Council Members Gebhardt and Hogue; District 4 Council seat is vacant at this time. Councilman Weber made the motion to excuse the absence of Council Member Gebhardt and Hogue. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 4 to 0. Staff Present: City Manager Herrera, City Attorney Erkan, City Secretary Cimics, Finance Director Miranda, EDC Director Luft, Police Chief Cox, Fire Chief Niemietz, Planning & Engineering Klein and Public Works Fousse.
3. Invocation – Invocation was given by Councilman Russell.
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. City Council may not debate 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.

No citizens signed up to be heard at this time.

Mayor Dunn moved to 8A before continuing with the Public Hearings.

6. Public Hearing
 - A. The Cibolo City Council will conduct a Public Hearing to hear public testimony concerning the proposed Cibolo Parkway and Feasibility Study.

Mr. Herrera introduced Mr. Crew from the Public Werks to speak on the proposed Cibolo Parkway and Feasibility Study. The Mayor and Council asked numerous questions to Mr. Crew. Some questions ask were to explain what a feasibility study and once complete would it be releasable to the public? How long is the process and will there be a no compete cause? Would 18

wheelers be allowed to use the Parkway? Who will collect the toll or would it be a third party? Who owns the road and who provides the maintenance? Mayor Dunn Opened the Public Hearing at 7:45 p.m. Mayor Dunn explained to all in attendance that he wanted to hear from Cibolo residence first. Sonya Williams of Buckskin Way is opposed to the Cibolo Parkway and the feasibility study. She has had problems in the past with being billed for travel on toll ways that she never used. Jim LeRibeus Stolte Road want to know if the Parkway was going to be near his home. Opposes Parkway does not see need for it. Jim Twenter Country Lane wants to know how many people actually go from Cibolo to IH-10 and would the feasibility study tell us that. Mr. Twenter also ask questions on the maintenance from IH-35 to Wagon Wheel and would tax payer's money be used. Will the City have to step in if Public Werks is unable to get the land needed for the Cibolo Parkway? Laura Loeffler of Bolton Road did not see the benefit of this Parkway. She wanted to know if there would be more police patrol along the route and would there now be convenience stores located on each corner. Ms. Loeffler also wanted to know if Public Werks goes bankrupt who will take over the road. Melissa Tovar of Bolton Road wanted to know what the other options are that may be available to the citizens of Cibolo. Ms. Tovar also wanted to know who pays for the parkway construction and is there a route already established. If a route is establish where can I find it? She also wanted to know if noise reduction is being looked at if not will it be considered. Tommy Powers of Lower Seguin Road is the City going to have a route decided before a final decision is made? He felt that communication needed to be clearer so not to scare the citizens. David Harnden of Hinge Loop wanted to know how five lanes were going to be crammed into certain areas of FM 1103. He was also interested in noise reduction devices. Kate Cunningham of Silver Rock stated that FM 1103 needs to be extended but opposes the toll road. She felt that the City is over preparing for the future because the City failed to prepare years ago for today. She does not want to continue to live in a construction zone forever. Paul Buell of Weeping Willow thanked everyone for doing there due diligence on this project. He stated that at first he was against the toll road but after listening to everything he is in favor of the project. He stated that the fly over at the railroad track was necessary for safety. Mr. Buell stated citizen wanting to use it can pay those not wanting to use it don't pay – they will have a choice. He said that Cibolo has been talking about FM 1103 expansion for years.

Mayor Dunn stated that at this time Council will take a brief recess before hearing from those living outside of Cibolo. Council convened into a recess at 9:09 p.m. Council reconvened into regular session at 9:28 p.m. Terri Hall from San Antonio spoke to council and stated that she wanted to know the purpose of the public meetings as there is no contract to review, no final route, no rates set for the road, no feasibility study and no financial details whatsoever. Ms. Hall stated that she has reviewed the questions submitted and discussed by the Blue Ribbon Committee and answered by Mr. Crew from Public Werks and that there are glaring contradictions and conflicting answers. Questions on ownership of the road and if taxpayers are going to be required to form some kind of special district (TIRZ or TRZ). Ms. Hall stated that the Texas Legislature has had debate over toll roads and a portion of a video was shown. Ms. Hall did not feel that all options have been exhausted and that the residents will be worse off after this road is built than they are now. Don Dixon from San Antonio stated that he is an engineer and an advocate of the public road system in Texas. Public road system is free and without cost to its citizens. Public Werks is a private company and they have to make money to stay in business. Mr. Dixon stated that Cibolo should use TxDOT money to get an overpass across the train tracks at FM 1103 and FM 78. If that crossing is a safety issue than TxDOT is obligated to provide funds under safety to work that project. No other citizens wish to speak and Mayor Dunn closed the Public Hearing at 10:10 p.m.

- B. The Cibolo City Council will conduct a Public Hearing to hear public testimony concerning the proposed tax rate for 2016.

Mayor Dunn opened the Public Hearing at 10:11 p.m. Ms. Miranda the Finance Director gave a power point presentation on the proposed tax rate for 2016. Sonja Williams spoke to council during the public hearing and wanted to find out why we couldn't keep the tax rate the same. Mayor Dunn was able to explain that the bond passed by the voter last November was to raise the tax rate by two cents but we were able to lower that to less than one cents. There were no others wishing to speak and Mayor Dunn closed the Public Hearing at 10:32 p.m.

7. Discussion/Action

- A. 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 reviewed the calendar for August and September 2016.

8. Ordinances

- A. Approval/Disapproval of an ordinance of the City of Cibolo concerning the assignment of permanent Light Industrial (I-1) zoning with a Conditional Use Permit for 39.14 acres of land, generally located north of Bolton Road and east of Stolte Road, to allow a commercial go-kart complex.

This item was moved and discussed after item 5. Councilman Russell made the motion to approve an ordinance of the City of Cibolo concerning the assignment of permanent Light Industrial (I-1) zoning with a Conditional Use Permit for 39.14 acres of land, generally located north of Bolton Road and east of Stolte Road, to allow a commercial go-kart complex. Motion was seconded by Councilman Weber. For: All; Against: None. Motion carried 4 to 0.

- B. Discuss and consider adopting an ordinance amending the City of Cibolo's Code of Ordinances Chapter 2, Article IV Boards and Commissions providing for a Committee to act in an advisory capacity in matters pertaining to recreation within the city, community events, and festivals.

This item will be brought back at a later date.

- 9. Adjournment – Councilman Russell made the motion to adjourn the meeting at 10:35 p.m. Motion was seconded by Councilman Weber. For: All, Against: None. Motion carried 4 to 0.

PASSED AND APPROVED THIS 13TH DAY OF SEPTEMBER 2016.


Allen Dunn
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary

