"City of Choice"

**CITY COUNCIL MEETING**
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
September 27, 2016
6:30 P.M.

**MINUTES**

1. Call to Order – Mayor Dunn called the meeting to order at 6:34 pm.

2. Roll Call and Excused Absences – Council Present: Mayor Dunn, Councilwoman Schultes, Councilman Garrett, Councilwoman Gebhardt, Councilman Russell and Councilman Weber; Council Absent: Councilman Gibbs. Councilman Hogue made the motion to excuse the absence of Councilman Gibbs. Motion was seconded by Councilman Weber. For: All; Against: None. Motion carried 6 to 0. Staff Present: City Manager Herrera; City Attorney Mr. Santee, City Secretary Cimics, Assistant City Secretary Valdez, Finance Director Ms. Miranda, ED Director Mr. Luft, Police Chief Cox, Fire Chief Niemietz, Planning & Engineering Director Mr. Klein, City Planner Ms. Gonzalez and Public Works Director Mr. 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.

The following individuals signed up to be heard: Mr. Twist spoke to council on the flooding due to the Saratoga Subdivision near Dean Road and Green Valley Road. Mr. Twist also stated that he hoped that council and staff read the article in the Express News on State Highway 130 and the bankrupt situation it is now in. Ms. Harper spoke to council on the need for something to be done with FM 1103. Ms. Harper also stated how does the city knows that people driving on FM 1103 are using it from IH 35 all the way to IH 10. Ms. Titterington for the Chamber spoke on Meet the Candidate Night scheduled for tomorrow (Sept 28) at Cibolo City Hall from 6 to 7:30 pm. Ms. Titterington also thanked the Cibolo EDC for letting her speak at their last meeting. Ms. Titterington read a Resolution from the Chamber in support of the feasibility study for a proposed Parkway in Cibolo.

6. Discussion

A. Discuss/Consider and receive information from TXDOT officials and the San Antonio-Bexar County MPO officials concerning available funding sources that may be applicable to Cibolo, Texas and the immediate region.

Mr. Herrera stated that council requested that he visit with TXDOT and the Metropolitan Community Organization (MPO). Mr. Herrera introduced Sid Martinez, Director of the Metropolitan Organization and Mario Jorge District Engineer, San Antonio District, Texas Department of Transportation. Mr. Martinez presented a power point covering what a MPO is, Alamo Area MPO study area, MPO committees and required MPO plans and documents. Also presented was projected population and employment totals 2010 to 2040 and funded projects within mobility 2040 study area. Mr. Martinez also went over funding for the future, funding breakdown, unfunded needs through 2040, the types of projects in the TIP and the Federal Funding Categories and how Cibolo falls into these categories. Mr. Jorge from TXDOT went over two funded projects for this area. The first project is an expansion at FM 1103 and IH 35 to add turning lanes. This project should begin in early spring of next year. The second project is the expansion of FM 1103 from IH 35 to Rodeo Way. This project is funded by TXDOT, the City of Cibolo and the City of Schertz. Mr. Jorge also went over the different categories and types of projects that fit into those categories.

7. 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 briefed the City Council and stated that this is the third Public Hearing the City has held on the proposed Cibolo Parkway and Feasibility Study. Mr. Herrera stated the Cibolo Parkway, as envisioned, is a $125+ million dollar road project which includes a 7-mile long expansion of FM 1103, beginning at the existing intersection of Wagon Wheel Way and FM 1103. The project would also include pursuing two express lanes connecting to IH 35 from Wagon Wheel Way. The Cibolo Parkway would extend south through largely undeveloped land and connect to IH-10 at the existing Zuehl Road overpass. The Cibolo Parkway Project would be a private toll road with direct oversight by the City of Cibolo. At this time, an exact route has not been chosen. This road has been on the Master Plan since 2006 and on the though fare Plan for years. Mr. Herrera introduced John Crew from the Texas Turnpike Corporation who read a letter into the record concerning a Tax Increment Reinvestment Zone. Prior to opening the Public Hearing Mayor Dunn read into the record an email that he received on questions that were ask to Mayor Jensen from Grand Prairie. Questions were about impact of SH 161 since completion and opening not only on the impact of this road but also the quality-of-life, crime rate and economics. Mayor Dunn opened the Public Hearing at 7:57pm. Terri Hall of San Antonio stated that she had attended a TxDOT District Luncheon and the power point that was given showed that the San Antonio district will receive $2.73 billion in funding for new construction over the next 10 years. She also stated that these funds have not been allocated to specific projects. Ms. Hall stated that she would send a copy of her paper to the Mayor. Mr. Dixon of Terrell Hills spoke and supported the comments made by Ms. Hall. Sonya Williams of Cibolo wanted to know all the options available to the city, would their by a fly over near homes, also why would we do a 75 year contract. Ms. Williams submitted all her questions to the city so they may be answered and placed on the web site. Melissa Tovar of Bolton Road had questions concerning the makeup of the MPO and if the City of Cibolo and Guadalupe County are growing why we don't have more representation on the MPO Board. MR. J. Hicks of Lamar St. stated that this is just a

feasibility Study they are not approving a toll road at this time. Mr. M. Hicks of Apache Circle supports the feasibility study. Tonya Lee of Arcadia Place we need to look at all options. Conflicting information has been posted making it difficult for people to know what is going on. Jeff Flint wanted a timeline. Joe Haley stated Schertz was looking a extending FM 3009 a toll road would then be redundant. Chief Cox pointed out a lack of mobility due to heavy rain which illustrates the problem with the roads in Cibolo. Pat Real wants the citizens to be able to vote on if they want a toll road in Cibolo. Mr. Stuart wanted to find out if there were plans to build walls to break the sound. Mayor Dunn closed the Public Hearing at 9:54pm.

B. The City of Cibolo City Council will conduct a public hearing to hear public testimony regarding the amendment of Ordinance 1118, to revise the zoning classifications of approximately 177 acres of real properties located along and south of FM 78 between Country Lane and Meadowview Estates, referenced as the Venado Crossing Planned Unit Development.

This item was briefed by Mr. Klein. Mayor Dunn opened the Public Hearing at 10:06 pm. No one wish to speak and Mayor Dunn closed the Public Hearing at 10:07 pm.

C. The City of Cibolo City Council will conduct a public hearing to hear public testimony regarding the rezoning of 12 acres located approximately 950 feet east of the intersection of FM 1103 and Green Valley Road from the current zoning of Low Density Residential (SF-1) to Planned Unit Development (PUD) to allow a mixed use development comprised of uses allowed in the Old Town/Town Center (C-2) and Multi-Family Residential (MF-2) zoning districts.

Ms. Mohan the applicant explained that she proposing a PUD consisting of 4 acres of Commercial fronting Green Valley Road with the remaining 9 acres consisting of uses permitted within the C-2 zoning district. She plans on building a medical office building and a health and recreational center. The remaining acreage will be multi-family, i.e. quadplex, apartments & garden homes.
Mayor Dunn opened the Public Hearing at 10:34 pm. Dr. Mohan spoke on this item and explained what type of medical they wanted to bring to the city. No one else wish to speak and Mayor Dunn closed the Public Hearing at 10:38 pm.

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.)

A. Approval of the minutes of the Regular City Council Meeting held on September 13, 2016.

B. Approval of the minutes of the City Council Joint Workshop held on September 20, 2016.

Councilman Weber made the motion to approve the consent agenda. Motion was seconded by Councilman Hogue. For: All; Against: None. Motion carried 6 to 0.

9. Staff Updates/Discussion

A. Parks Department
B. Drainage Department
C. Street Department
D. Utility Department

E. Administration

As presented.

10. Discussion/Action

A. Discussion/Action on the removal, appointments and re-appointments to Planning and Zoning Commission, Board of Adjustments Commission, Capital Improvement Program (CIP), Charter Review Committee, Master Plan Committee, Youth Council and Cibolo Economic Development Corporation, Animal Advisory Board and all other Committees, Commissions and Boards.

Councilman Weber made the motion to appoint Melvin Hicks, Dick Hetzel and Joel Hicks to the Board of Adjustments. Motion was seconded by Councilman Hogue. For: All; Against: None. Motion carried 6 to 0.

B. Discussion/Action and authorizing the City Manager to execute an Interlocal Agreement between the City of Cibolo and the City of Schertz for a new traffic control signal at the intersection of Borgfeld and Dietz Road.

Councilman Garrett made the motion to authorize the City Manager to execute an Interlocal Agreement between the City of Cibolo and the City of Schertz for a new traffic control signal at the intersection of Borgfeld and Dietz Road. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 6 to 0.

C. Discussion/Action and authorizing the City Manager to execute a contract in the amount of Three Million, Six Hundred Twenty Five Thousand, Two Hundred Seventy Four Dollars and Zero Cents ($3,625,274.00) to construct the Cibolo Youth Sports Complex with W.R. Griggs Construction, Inc., Castroville, Texas, and setting aside a contingency fund in the amount of One Hundred Twenty Five Thousand Dollars and Zero Cents ($125,000.00) contingent on the YMCA Board approval of their funding agreement.

Councilwoman Schultes made the motion to authorize the City Manager to execute a contract in the amount of Three Million, Six Hundred Twenty Five Thousand, Two Hundred Seventy Four Dollars and Zero Cents ($3,625,274.00) to construct the Cibolo Youth Sports Complex with W.R. Griggs Construction, Inc., Castroville, Texas, and setting aside a contingency fund in the amount of One Hundred Twenty Five Thousand Dollars and Zero Cents ($125,000.00) contingent on the YMCA Board approval of their funding agreement. Motion was seconded by Councilwoman Gebhardt. For: All; Against: None. Motion carried 6 to 0.

D. Discussion and recommendation from the Economic Development Corporation Board of Directors on proposed changes to the sign ordinance.

Mr. Luft, Economic Development Director and Mr. Buell one of the Directors of the Economic Development Corporation explained the changes they would like placed in the new sign ordinance that the Planning Department is working on. The EDC feels that these changes for new businesses shows that the City of Cibolo appreciates the new businesses and that Cibolo is business friendly. Council agreed with proposed changes and requested that the Planning Department incorporate these changes in the ordinance.

E. 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 2016.

11. Ordinances

A. Approval/Disapproval of an ordinance of the City of Cibolo, Texas to rezone certain real property located approximately 950 feet west of the intersection of FM 1103 and Green Valley Road, comprised of approximately 12 acres from low density Single-Family Residential (SF-1) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses allowed in the Old Town/Town Center (C-2) and Multi-Family Residential (MF-2) Zoning Districts.

Councilman Weber made the motion to approve the ordinance of the City of Cibolo, Texas to rezone certain real property located approximately 950 feet west of the intersection of FM 1103 and Green Valley Road, comprised of approximately 12 acres from low density Single-Family Residential (SF-1) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses allowed in the Old Town/Town Center (C-2) and Multi-Family Residential (MF-2) Zoning Districts. Motion was seconded by Councilman Hogue. For: All; Against: None. Motion carried 6 to 0.

12. Resolutions

A. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas amending the City of Cibolo Investment Policy; appointing the City's Investment Officers; providing for a repealing clause; providing for a severability clause; and providing for an effective date.

Councilman Garrett made the motion to approve a Resolution of the City Council of the City of Cibolo, Texas amending the City of Cibolo Investment Policy; appointing the City's Investment Officers; providing for a repealing clause; providing for a severability clause; and providing for an effective date. Motion was seconded by Councilman Weber. For: All; Against: None. Motion carried 6 to 0.

13. Adjournment

Councilman Weber made the motion to adjourn the meeting at 11:08 pm. Motion was seconded by Councilman Garrett. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 11TH DAY OF OCTOBER 2016

Allen Dunn
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary