"City of Choice"

CITY COUNCIL MEETING
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
October 11, 2016
6:30 P.M.

Minutes

1. Call to Order – Meeting was called to order by Mayor Dunn at 6:31pm.

2. Roll Call and Excused Absences – Council Present: Mayor Dunn, Councilwoman Schultes, Councilwoman Gebhardt, Councilman Gibbs and Councilman Weber; Council Absent: Councilman Garrett, Councilman Russell and Councilman Hogue. Councilman Weber made the motion to excuse the absence of all three members. 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, Assistant City Secretary Valdez, Finance Director Miranda, ED Director Luft, Fire Chief Niemietz, Police Chief Cox, Planning & Engineering Director Klein, Public Works Director Fousse, City Planner Gonzalez, Executive Assistant Rogers.

3. Invocation – Invocation was given by the City Manager Mr. Herrera.

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. Nicholas Sherman lives in Turning Stone Subdivision and is running for Board of Directors Green Valley Water. He introduced himself and hope to get the support of the Cibolo voters in the November 8th elections. Mr. Melvin Hicks spoke on the problem with the road on Main Street with the railroad crossing. Felt it was in need of immediate repair before someone gets hurt. Maggie Titterington from The Chamber spoke and stated we had a good Meet the Candidate Night in Cibolo. She also spoke in favor of the Brighter Future Learning Center.

6. Public Hearing

   A. The Cibolo City Council will conduct a Public Hearing to hear public testimony regarding the assignment of permanent zoning from Agricultural Homestead (AG) to General Commercial (C-4) for four (4) acres, along the westbound IH-10 frontage and immediately east of Santa Clara Road.

City Planner Ms. Gonzalez gave a overview of this item to the City Council. Mayor Dunn opened the Public Hearing at 6:45pm. No one spoke and the Public Hearing was closed by Mayor Dunn at 6:46pm.

B. The City of Cibolo City Council will conduct a public hearing to hear public testimony regarding the assignment of permanent zoning from Agricultural Homestead (AG) to Manufactured Home (MH-1) for one (1) acre of a 39 acre parent track located along the west side of Haeckerville Road between Lower Seguin Road and Bolton Road.

Ms. Gonzalez gave a briefing on this item to council. Mayor Dunn opened the Public Hearing at 6:49pm. No one wish to speak and the Mayor closed the Public Hearing at 6:50pm.

C. The City of Cibolo City Council will conduct a public hearing on the termination of a Public Improvement Agreement by and between the City of Cibolo and Sparrow Real Estate Services, Inc. for the development of the Koehler Tract and Veazey/Redhage Tract.

Director of Planning and Engineering Mr. Klein briefed council on this item. Mayor Dunn opened the Public Hearing at 6:52pm. Mr. Sparrow spoke and stated that he did not oppose the termination of the Public Improvement Agreement. No one else spoke and Mayor Dunn closed the Public Hearing at 6:53pm.

7. Presentation

A. Presentation of Certificate of Achievement for Excellence in Financial Reporting.

Ms. Miranda the Finance Director was presented with the Certificate of Achievement for Excellence in Financial Reporting by Mayor Dunn and City Manager Herrera. Both the City Manager and the Mayor thanked Ms. Miranda and her staff for the excellent job they do every day for the City of Cibolo.

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 27, 2016.

Councilman Weber made the motion to approve the consent agenda. Motion was seconded by Councilman Gibbs. For: All; Against: None. Motion carried 4 to 0.

9. Staff Updates/Discussion

A. Planning & Engineering Department
B. Fire Department
C. Court Department
D. Administration

Mr. Herrera informed the Council and all present at this meeting that the City of Cibolo was presented the Gold Scenic City Certification at the Texas Municipal League Conference in Austin.

He thanked Ms. Gonzalez and Mr. Dale for the hard work they did to provide all the necessary paperwork and documents to the certification committee. Cibolo was one of only 30 cities in Texas that received this certification out of approximately 5600 cities.

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.

No appointments at this time.

B. Discussion/Action on a building variance request from Brighter Futures Learning Center II.

Mr. Klein informed the City Council that on this item they would be acting as the Board of Appeals. The item was briefed by both Mr. Klein and Fire Chief Niemietz. Ms. Williams of the Brighter Future Learning Center also spoke on the item. After listening to both staff and Ms. Williams the council decided to postpone this to give both staff and the Learning Center more time to see if they could come to a mutual agreement on the issue.

C. Discussion/Approval of the Final Tax Roll Totals for 2016 as reported by the Guadalupe County Tax Assessor Collector.

Councilman Weber made the motion to approve the Final Tax Roll Totals for 2016 as reported by the Guadalupe County Tax Assessor Collector. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 4 to 0.

D. 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 calendars for October and November 2016. Council also agreed to a ground breaking of the new Fire Station No. 1 for October 19th at 10:00am.

11. Ordinances

A. Approval/Disapproval of an ordinance of the City of Cibolo, Texas providing for the extension of the city limits by the annexation of land generally located along the westbound IH-10 frontage and immediately east of Santa Clara Road, containing 4 acres, and contiguous to the City of Cibolo corporate limits; granting to all future inhabitants of said land all of the rights and privileges of other citizens and binding said future inhabitants by all of the acts, ordinances, resolutions and regulations of the city.

Councilwoman Gebhardt made the motion to approve the ordinance providing for the extension of the city limits by the annexation of land generally located along the westbound IH-10 frontage and immediately east of Santa Clara Road, containing 4 acres, and contiguous to the City of Cibolo corporate limits; granting to all future inhabitants of said land all of the rights and privileges of other citizens and binding said future inhabitants by all of the acts, ordinances, resolutions and regulations of the city. Motion was seconded by Councilman Weber. For: All; Against: None. Motion carried 4 to 0.

B. Approval/Disapproval of an ordinance of the City of Cibolo, Texas providing for the extension of the city limits by the annexation of land generally located along the west side of Haeckerville Road between Lower Sequin Road and Bolton Road, containing 39 acres, and contiguous to the City of Cibolo corporate limits; granting to all future inhabitants of said land all of the rights and privileges of other citizens and binding said future inhabitants by all of the acts, ordinances, resolutions and regulations of the city.

Councilman Weber made the motion to approve the ordinance providing for the extension of the city limits by the annexation of land generally located along the west side of Haeckerville Road between Lower Sequin Road and Bolton Road, containing 39 acres, and contiguous to the City of Cibolo corporate limits; granting to all future inhabitants of said land all of the rights and privileges of other citizens and binding said future inhabitants by all of the acts, ordinances, resolutions and regulations of the city. Motion was seconded by Councilman Gibbs. For: All; Against: None. Motion carried 4 to 0.

C. Approval/Disapproval of an ordinance of the City of Cibolo, Texas concerning the assignment of permanent Agricultural Homestead (AG) zoning to General Commercial (C-4) for four (4) acres, along the westbound IH-10 frontage and immediately east of Santa Clara Road.

Councilman Weber made the motion to approve the ordinance concerning the assignment of permanent Agricultural Homestead (AG) zoning to General Commercial (C-4) for four (4) acres, along the westbound IH-10 frontage and immediately east of Santa Clara Road. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 4 to 0.

D. Approval/Disapproval of an ordinance of the City of Cibolo, Texas concerning the assignment of permanent Agricultural Homestead (AG) zoning to Manufactured Home (MH-1) for one (1) acre of a 39 acre parent track located along the west side of Haeckerville Road between Lower Sequin Road and Bolton Road.

Councilman Weber made the motion to approve the ordinance concerning the assignment of permanent Agricultural Homestead (AG) zoning to Manufactured Home (MH-1) for one (1) acre of a 39 acre parent track located along the west side of Haeckerville Road between Lower Sequin Road and Bolton Road. Motion was seconded by Councilman Gibbs. For: All; Against: None. Motion carried 4 to 0.

E. Approval/Disapproval of an ordinance of the City of Cibolo, Texas changing the date of City Council Meetings for the month of November and December 2016.

Councilwoman Gebhardt made the motion to approve the ordinance changing the date of City Council Meetings for the month of November and December 2016. Motion was seconded by Councilman Gibbs. For: All; Against: None. Motion carried 4 to 0.

12. Resolutions

A. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas authorizing the City's Investment Officers to establish and maintain one or more accounts with Multi-Bank Securities, Inc.

Councilman Weber made the motion to approve the resolution authorizing the City's Investment Officers to establish and maintain one or more accounts with Multi-Bank Securities, Inc. Motion was seconded by Councilwoman Gebhardt. For: All; Against: None. Motion carried 4 to 0.

B. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas terminating a Public Improvement Agreement by and between the City of Cibolo and Sparrow Real Estate Services, Inc. for the development of the Koehler Tract and Veazey/Redhage Tract.

Councilwoman Gebhardt made the motion to approve the resolution Texas terminating a Public Improvement Agreement by and between the City of Cibolo and Sparrow Real Estate Services, Inc. for the development of the Koehler Tract and Veazey/Redhage Tract. Motion was seconded by Councilman Gibbs. For: All; Against: None. Motion carried 4 to 0.

C. Approval/Disapproval of a Resolution of the City Council of the City of Cibolo, Texas approving a Public Improvement Agreement between the City of Cibolo and 150 Investment Group, LTD, for the development of 210 acres of the Koehler Tract and Veazey/Redhage Tract.

Councilman Weber made the motion to approve the resolution approving a Public Improvement Agreement between the City of Cibolo and 150 Investment Group, LTD, for the development of 210 acres of the Koehler Tract and Veazey/Redhage Tract. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 4 to 0.

13. Adjournment

Councilman Weber made the motion to adjourn the meeting at 8:00pm. Motion was seconded by Councilwoman Gebhardt. For: All; Against: None. Motion carried 4 to 0.

PASSED AND APPROVED THIS 25TH DAY OF OCTOBER 2016.

Allen Dunn
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary