



"City of Choice"

CITY COUNCIL MEETING
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
February 14, 2017
5:30 P.M.

MINUTES

1. Call to Order – Meeting was called to order by Mayor Dunn at 5:34 pm.
2. Roll Call and Excused Absences – Members Present: Mayor Dunn, Councilwoman Schultes, Councilman Garrett, Councilwoman Gebhardt, Councilman Gibbs, Councilman Russell, Councilman Hogue and Councilman Weber; Staff Present: City Manager Mr. Herrera, City Secretary Cimics, City Attorney Erkan (arrived at 6:35 pm), Finance Director Ms. Miranda, Fire Chief Niemietz, Police Chief Cox, Director of Planning & Engineering Mr. Klein, Public Works Director Mr. Fousse, Economic Dev. Ms. McVey and IT Mr. McDaniel.

3. Invocation – Invocation was given by Councilman Russell.

4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.

Mayor Dunn called a recess at 5:36 pm. Council reconvened into regular session at 5:40 pm.

5. Executive Session

The City Council will meet in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney and 551.087 deliberation regarding Economic Development to discuss the following:

A. Green Valley Special Utility District v. City of Cibolo, United States District Court for the Western District of Texas Cause No. 1:16-cv00627-SS.

Council convened into Executive Session at 5:41 pm.

CITY COUNCIL WILL CONVENE INTO OPEN SESSION NO SOONER THAN 6:30 PM.

6. Open Session

Council reconvene into Regular Session at 6:30 pm. No action was taken.

7. 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 citizen signed up at this time.

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 January 24, 2017.
- B. Approval of the November 2016 Check Register pending final acceptance of the City's financial audit for the 2016/2017 Fiscal Year.
- C. Approval of the December 2016 Check Register pending final acceptance of the City's financial audit for the 2016/2017 Fiscal Year.
- D. Approval of the November 2016 Revenue and Expense Report pending final acceptance of the City's Financial audit for the 2016/2017 Fiscal Year.
- E. Approval of the December 2016 Revenue and Expense Report pending final acceptance of the City's Financial audit for the 2016/2017 Fiscal Year.
- F. Approval of the Quarterly Investment Report ending December 31, 2016 pending final acceptance of the City's Financial audit for the 2016/2017 Fiscal Year.
- G. Approval of the Preliminary Acceptance of Infrastructure on Green Valley Road by KB Home Lone Star, Inc. at a value of \$1,494,635.80.

Councilman Garrett made the motion to approve all consent items. Motion was seconded by Councilman Weber. For: All; Against: None. Motion carried 7 to 0.

9. Staff Updates/Discussion

- A. Fire Department
- B. Planning & Engineering Department
- C. Administration – Mr. Herrera wished everyone a Happy Valentine Day. Ashton Miller an intern with the City was introduced by Mr. Herrera.

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 action taken at this meeting.

- B. Discussion concerning the City of Cibolo entering into a Public Improvement Agreement and Chapter 380 Agreement with Continental Homes (DR Horton) for residential development of Single Family homes and a Public Improvement Agreement with HM Cibolo 151, L.P. for the development of Multi Family dwellings, all in the Red River Development located at the corner of FM 78 and South Main Street.

City Manager Mr. Herrera briefed this item and gave some background information concerning the proposed development by Red River within the City of Cibolo. Mr. Herrera talked about the proposed Chapter 380 Agreement and Public Improvement Agreements. City Engineer Mr. Klein went over this item in a little more detail. He explained that the proposed development is bordered by FM 78, Cibolo Creek, West Schaefer Road and South Main Street. Approximately 380 single-family units and not less than 300 units as a multi-family development. There would also be approximately one million sq. feet of retail/commercial space. Any incentives offered would cover a twenty year period. Council ask a few questions on road improvements and questions on how EDC came up with the numbers they provided. Mr. Herrera ask council if this item could be brought back as an action item on the next agenda. Mayor Dunn stated that this item would be coming back for council to take action.

- C. 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 calendars for February and March 2017.

11. Ordinances

- A. Approval/Disapproval of an ordinance by the Council of the City of Cibolo, Texas providing for the third amendment of the Budget for Fiscal Year 2016-2017, beginning October 1, 2016 and ending September 30, 2017.

Councilman Russell made the motion to approve the ordinance providing for the third amendment of Budget for Fiscal Year 2016-2017. Motion was seconded by Councilman Garrett. For: All; Against: None. Motion carried 7 to 0.

- 12. Adjournment - Councilman Garrett made the motion to adjourn the meeting at 7:10 pm. Motion was seconded by Councilwoman Schultes. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 28TH DAY OF FEBRUARY 2017.



Allen Dunn
Mayor

ATTEST



Peggy Cimics, TRMC
City Secretary
City of Cibolo

