



Minutes for the City Council Regular Meeting

200 S. Main St., Cibolo, Texas 78108

May 26, 2026, 6:34 PM - May 26, 2026, 11:59 PM

1. Call to Order

Mayor Latimer called the meeting to order at 6:34pm.

2. Roll Call and Excused Absences

Councilmembers present: Mayor Latimer, McGlothin, R. Roberts, Patterson, Cunningham, Sanchez-Stephens, D. Roberts, and Brown.

3. Invocation

Chaplain Ray Huff gave the invocation.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Presentation of Awards/Recognitions

5.A. Presentation of Certificate of Appreciation to Senior graduating member of 2025-2026 Youth Council. (Councilwoman Cunningham)

Council presented a certificate of appreciation to Ms. Aubrie Lee for her time served on Youth Council.

5.B. Presentation to Senior graduates joining the Military. (Councilwoman Sanchez-Stephens)

Council provided a proclamation, City Military Challenge coin, and gifts from local businesses to seniors who have enlisted into the military. A short recess was had afterward for refreshment and congratulatory sentiments from those present.

5.C. 5-Year Service Award - Sean George

This item was tabled for a later meeting.

6. Proclamations

6.A. Foster Care Month

Councilwoman Roberts read the proclamation and presented it to CASA of Central Texas.

6.B. Motorcycle Safety Awareness Month

Councilwoman Sanchez-Stephens read the proclamation and presented it to the Thin Blue Line Motorcycle Club.

6.C. National Bicycle Safety Month

Councilman McGlothin read the proclamation and presented it to AAMPO.

7. Citizens to be Heard

Ms. Emma Hubbard spoke on the flooding in the area of Steele Creek neighborhood and her desire to not have the plat for Unit 9 be approved until they can provide another exit by building the bridge over the flood plain to Tolle Rd.

Ms. Andrea Romero spoke on the problems with only having one entrance/exit for Steele Creek during flooding events that makes it impossible for her to return home or get to her job as a hospice nurse at times when FM 1103 is shut down.

Ms. Tammy LaFond spoke on issues they are having in Venado Crossing with the developer. They have not put in the park, pool, or amenities promised. They do not upkeep their landscaping or follow through on their promises.

Ms. Kelli Fishback spoke on Venado Crossing and holding the developer accountable. They have not held any HOA meetings or provided the budget for the HOA. They have sent letters to the HOA board that have gone unanswered. The developer has not provided promised amenities.

Mr. Antonio Goldstrom spoke on Venado Crossing and his frustration with the developer not following through with their promises. He has two improvement requests submitted that have not been answered or had any communication on.

Ms. Samantha Allen spoke on the flooding issues at Steele Creek with FM 1103 being shut down and the buses not being able to operate to bring students home. Several residents were unable to get out of the neighborhood to pick up students whose buses could not bring them home. She would like the City to find a solution for this problem. She yielded the rest of her time to her husband.

Mr. John Allen spoke on the flooding issues at Steele Creek. He would like accountability for the developers addressing issues in the neighborhoods. He wants a second egress to Steele Creek addressed. He is concerned with emergency services being able to provide service in the neighborhood and residents able to access the neighborhood. He was concerned with the officers not having answers when FM 1103 was shut down. He also addressed concerns with police officers driving too fast throughout the city. He would like the transportation for the school district to be accountable for not being run in a timely manner.

Ms. Deme Williams spoke on the communities having several issues with new build homes. She wants accountability for the developers providing the amenities they promised in Venado Crossing. She stated the builders are not taking care of the neighborhood and are not cleaning up or maintaining landscaping. She stated the HOA does not return communication.

Ms. Maggie Titterington stated that there are 8 ribbon cuttings of which half are Cibolo's in the next week and listed the dates and times of said events. She stated that the Chamber will be celebrating 21 years in June and have a great luncheon on the 16th with the theme focusing on company websites and how they can be improved. She stated the Chamber Bowl will be coming up on August 21 and hopes Cibolo will participate. The funds from the Bowl will go to the DECA. She hopes to raise \$15,000 for scholarships during the Bowl.

Ms. Colleen Tyler spoke on Venado Crossing and the traffic light on FM 78 for their neighborhood. She would like to know if HOA funds contributed to the cost of the light and who will be maintaining it. Their HOA has not been forthcoming with how the funds from their budget are being put to use. Residents do not have communication on the amenities that have been promised. The HOA meetings are being scheduled at times when many residents cannot attend. She would like Council to hold the developer accountable before approving anything further for them.

Ms. Charity Rodriguez spoke about the flood plains that run beside the Saddle Creek community. She stated the builders have left the green spaces in disarray with all types of materials left behind. She is concerned with the flooding issues. She wants the engineers that are doing inspections to hold developers and builders accountable before signing off on their inspections. She wants the City to address the drainage issues. She is concerned with the flooding on FM 1103 and wants to see a flood drainage study done on their community.

Mayor Latimer made a factual statement that she does take the flooding and drainage issues very seriously and hopes Mr. Reed takes in all of the residents' concerns and addresses them.

Mayor summarized an e-mail sent in by Ms. Jennifer McQuinn stating that she is concerned with the flooding issues due to her son's medical issues and the inability to receive emergency services due to the road being shut down. She had an incident where services could not get to them when her son was having respiratory distress. This is a huge challenge for her family and others, and she would like the matter to be looked into seriously.

Mayor read an e-mail sent in by Ms. Kristy Michelle Abrams concerning the flooding issues in the Steele Creek neighborhood. They are a serious safety issue for the residents during heavy rain events. She also would like the City to consider the Knights Crossing and Tolle Bridge connections and how they will impact flooding, traffic congestions, and emergency access for the surrounding neighborhoods.

8. Consent Agenda - Consent Items (General Items)

Councilwoman Cunningham made the motion to approve the Consent Agenda. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 7 to 0.

8.A. Approval of the February 2026 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.

8.B. Approval of the February 2026 Check Register

8.C. Approval of the minutes from the May 12, 2026, meeting.

9. Appointment

9.A. Discussion/Action on the re-appointment of Ed Phillips as Cibolo's Municipal Court Judge for a three-year term. (Council)

Councilwoman Cunningham made the motion to re-appoint Judge Ed Phillips as Cibolo Municipal Court Judge for another three-year term. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 7 to 0.

10. Oath of Office

10.A. Municipal Court Judge Ed Phillips (Ms. Chapman)

Ms. Chapman gave the Oath of Office to Judge Ed Phillips for his re-appointment to another 3-year term as Cibolo Municipal Court Judge.

11. Mayor's Follow-Up

11.A. Union Pacific sidewalk across railroad track on Main. St.

Mayor Latimer reminded everyone that she will keep this on her follow-up until it is completed.

12. Staff Update

12.A. Administration

Mr. Reed updated Council on the meeting with regional partners to discuss on-going flooding concerns.

He shared that he and TxDOT representatives are continuing to work on the one-day lane closure on Fm 1103 to install the permanent stormwater culverts.

There will be no out-of-state travel this month for employees.

The Public Works Director position was posted last week for recruitment.

The Kids Fishing Tournament will be June 5th at 6:30pm.

He gave an update on the road projects.

In-house staff has installed missing railroad signage and is scheduled to install the pavement markings by June 12. These issues need to be addressed before final approval of the sidewalk at the railroad crossing.

12.B. Fire Department Monthly Report (April)

13. Discussion/Action

13.A. Discussion / Presentation on the 2026 Strategic Partnership Grant Program Applications. (Mr. Huggins)

Mr. Huggins notified Council that we have received 18 applications for the grant program. Council can look over the applications and provide Mr. Huggins with their input on how they would like to distribute the funds to the applicants.

13.B. Discussion/Action regarding the Final Plat of Steele Creek Unit 9. (Mr. Vasquez)

Councilwoman Brown made the motion to deny the final plat of Steele Creek Unit 9. Motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. Motion carried 7 to 0.

13.C. Discussion/Direction on the Venado Crossing Development (Mayor Latimer)

Staff notified Council that there have been 4 violations issued in Venado Crossing - 2 to the developer, and 2 to the HOA- for their lots. The permit for the amenity center was issued on March 5, but the developer has not started construction or communicated to staff. City Attorney stated that we can stop work orders or put a hold on permits until the developer cleans up the construction sites and maintains their portion of the neighborhood. Mayor would like to give direction to Mr. Reed to outline the City's ability to hold the developer accountable and communicate it to the City staff. Councilwoman Sanchez-Stephens suggested Council do a drive through the neighborhoods as they come up for acceptance of final infrastructure to ensure the developers have pulled up t-posts, silt fencing, etc. Councilwoman Cunningham suggested Council utilize the See Click Fix app to report issues that need to be addressed. Councilwoman Cunningham would like to make sure the roadways are addressed by the developers before it becomes a bigger issue. Council gave direction to Mr. Reed and City staff to ensure the developers are doing everything they are supposed to and that staff hold them accountable to the fullest extent of the law. Mayor would like Mr. Reed to set up a meeting with the developer to suggest setting up mediation to address all the issues.

13.D. Discussion/Action on Announcement of Top 3 Entries in the City of Cibolo Challenge Coin Contest (Mr. McGlothlin)

Councilman McGlothlin briefed Council on the Challenge Coin Contest. There were 23 submissions. Just over \$11,000 were raised for the scholarships. First place will receive \$7,585, second place will receive \$2,335, and third place will receive \$1,750. The designs were scored. Ms. Gonzalez will look at the top 4 positions to verify residency, enrollment in school, and that there was no AI used to create the design. The winners will be announced at a later date when the scholarships will be issued.

13.E. Updates from CRWA meeting. (Councilwoman Roberts)

Councilwoman Roberts gave a briefing on the CRWA meeting on May 11. Oath of Office was given to 7 new trustees. Election of officers was also conducted. All requested CRWA permits filed with Guadalupe Groundwater District have been approved. The draft budget will be ready by June 16. There was discussion on the potential membranes at the Hays Caldwell plant and issues they were having which do not affect Cibolo. There was a motion to approve the President to negotiate a settlement agreement with a vendor and bring it back to the board of trustees.

13.F. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

Councilman McGlothin went to Ft. Sam Houston to lay flags, has worked with local businesses on opportunities to support and invest in our youth, and visited the newly opened ACE store.

Councilwoman Patterson attended the GCAC Purse Bingo, Cibolo Summer Nights, the Armed Forces Parade in Live Oak, and placement of flags for fallen veterans at Ft. Sam Houston.

Councilwoman Cunningham attended a HOA Subcommittee meeting and Youth Council Subcommittee meeting and reached out to some community partners about internships for college and high school students.

Mayor Latimer attended a ribbon cutting for Store Local, NEP Luncheon, GCAC Purse Bingo, the Armed Forces Parade in Live Oak, Miss Cibolo Pageant, the Chamber Luncheon, several meetings regarding the evaluations, and had a ride along with Cibolo Police Department.

Councilwoman Sanchez-Stephens attended the NEP Luncheon, Chamber Luncheon, Police Memorial, Miss Cibolo Pageant, Memorial Day Ceremony, the Armed Forces Parade in Live Oak, and GCAC Purse Bingo.

Councilwoman Roberts attended the TML Leadership Academy, TML webinar on Mayor 101, and Memorial Day Ceremony.

Councilwoman Brown attended Subcommittee meetings, the Memorial Day Ceremony, and events for the youth in the community.

**13.G. Discussion on items the City Council would like to see on future agendas.
(Council)**

13.H. 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. (Ms. Chapman)

Ms. Chapman updated Council on upcoming events.

14. Executive Session

Mayor Latimer called for Council to convene into Executive Session at 9:47pm.

Mayor Latimer called for Council to convene into a second Executive Session at 10:36pm.

14.A. Settlement agreement with Texas Sterling

14.B. Discussion on the evaluation of the Municipal Court Judge, City Attorney, City Secretary, and City Manager.

15. Open Session

Council reconvened into Open Session at 10:35pm. Councilman McGlothlin made the motion to approve the settlement agreement with Texas Sterling. Motion was seconded by Councilman Roberts. For: McGlothlin, R. Roberts, Patterson, Cunningham, D. Roberts, and Brown; Absent: Sanchez-Stephens; Against: None. Motion carried 6 to 0.

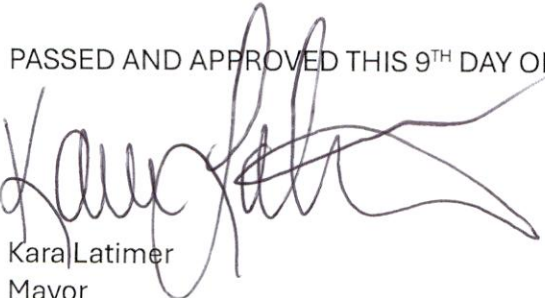
Council reconvened into Open Session from the second Executive Session at 11:58pm. No action taken.

16. Adjournment

16.A. Adjourn Meeting

Councilman McGlothlin made the motion to adjourn the meeting at 11:59pm. Motion was seconded by Councilwoman Roberts. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 9TH DAY OF JUNE 2026.


Kara Latimer
Mayor

ATTEST:


Valerie A. Chapman, TRMC
City Secretary

