



Minutes for the City Council Regular Meeting

200 S. Main St., Cibolo, Texas 78108

June 9, 2026, 6:36 PM - June 9, 2026, 9:43 PM

1. Call to Order

Mayor Latimer called the meeting to order at 6:35pm.

2. Roll Call and Excused Absences

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

3. Invocation

Pastor Jimmy Turner offered the invocation.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Presentation of Awards/Recognitions

Mr. Reed presented a 5-year Service Award to Sean George from Fleet Maintenance.

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

6. Proclamations

6.A. Women Veterans Day

Councilwoman Brown read and presented the proclamation to The Pink Berets.

6.B. Responsible Fatherhood Month

Councilman McGlothin read and presented the proclamation to SJRC Texas.

7. Public Hearing

7.A. PZ-2025-21-CPA Conduct a public hearing regarding a Comprehensive Master Plan Amendment to change the Future Land Use Map PlaceType from Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, and legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

Mayor Latimer opened the public hearing at 7:06pm.

No citizens chose to speak at the public hearing.

Mayor Latimer closed the public hearing at 7:07pm.

8. Ordinances

8.A. PZ-2025-21-CPA Approval/Disapproval of an Ordinance regarding a Comprehensive Master Plan Amendment to change the Future Land Use Map PlaceType from Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, and legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

Councilwoman Sanchez-Stephens made the motion to deny the ordinance. Motion was seconded by Councilwoman Brown. For: Councilmembers R. Roberts, Patterson, Cunningham, Sanchez-Stephens, D. Roberts, and Brown; Against: Councilman McGlothlin. Motion carried 6 to 1.

9. Citizens to be Heard

Ms. Emma Hubbard spoke to thank council for their vote on the Steele Creek Unit 9 plat and for hearing her and her neighbors' concerns. She thanked Council for looking into the Lance Crossing and Tolle Rd. Bridge connection as she feels confident it will be resolved keeping the citizens at the forefront.

Ms. Sarah Teel spoke to inform Council that her family built the Steele Plaza property and that they try to maintain the community's character at the shopping center. She informed Council of the current tenants that are in the center and promised to maintain the community feel and be mindful of future tenants.

Ms. Amanda Villegas stated that her attendance was part of her commitment as part of the Chamber's Leadership CORE class to learn more about local government and what City Council does every day.

Ms. Shari McDaniel spoke to Council about the flags over Old Town project that the Parks and Historic Committees have been working on to get the businesses in Old Town to participate in by purchasing a flag kit with illumination that each business could put up to keep a uniform look in the Old Town area. She hopes that the businesses could roll this initiative out before July 4.

10. Consent Agenda - Consent Items (General Items)

Councilwoman Patterson made the motion to approve the minutes from the May 26, 2026, meeting. Motion was seconded by Councilwoman Roberts. For: All; Against: None. Motion carried 7 to 0.

10.A. Approval of the minutes from the May 26, 2026, meeting

11. Mayors Follow-Up

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

This item will be updated during Administrative updates.

11.B. Protocol for Council agenda items.

Mayor Latimer reminded Council that there is a policy to have all agenda items in by 8:30am the Monday week prior to Council meetings.

12. Staff Update

12.A. Administration

Mr. Reed reminded Council that the next Cibolo Summer Nights event would be at the YMCA on July 10 with a sports theme, and likely be followed by a movie.

The consultant for the sidewalk over the railroad on Main St. Has submitted two design options of which staff will make their recommendation on. Staff, Kimley-Horn, UPRR, and TxDot met to discuss the signal timing for the traffic lights located at FM 78/Main St. and FM 1103/Main St. TxDot will review the signal timing and will adjust to address the cueing on the UPRR line.

The Community Center Phase II plans are in the permitting phase and being reviewed by building permits for final comments.

Mr. Reed gave updates on roadway projects and where they stand.

12.B. Police Department

13. Discussion/Action

13.A. Discussion/Action on the appointment of the City Council Ex-Officio member to the CVLGC Board to comply with CVLGC bylaws. (Ms. Chapman)

Councilwoman Roberts made the motion to nominate herself as the ex-officio member to the CVLGC Board. Motion was seconded by Councilman McGlothin. For: Councilmembers McGlothin and R. Roberts; Against: Councilmembers Patterson, Cunningham, Sanchez-Stephens, D. Roberts, and Brown. Motion failed 2 to 5.

Councilwoman Sanchez-Stephens made the motion to nominate Mayor Latimer as the ex-officio member to the CVLGC Board. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 7 to 0.

13.B. Discussion/Action on a Presentation seeking direction on 2026 special election to reauthorize the 1/4 cent sales tax for street maintenance. (Ms. Miranda)

Councilwoman Cunningham made the motion to approve item 13B. Motion was seconded by Councilman McGlothin. For: All; Against: None. Motion carried 7 to 0.

13.C. Discussion/Action on the Exterior Materials for the new Animal Shelter being designed by Quorum Architects. (Mr. Huggins)

Mr. Carlos Martinez with Quorum Architects gave Council a presentation on the exterior materials for the new Animal Shelter. Council gave direction on changes they would like to see to the design.

13.D. Receive a presentation on General Fund revenue projections for 2026 and 2027. (Ms. Miranda)

Ms. Miranda gave Council a presentation on general fund projections for 2026 and 2027 as a precursor to the budget planning workshop on June 16.

13.E. Discussion/Action on Issuance of 2026 Certificates of Obligation (Ms. Miranda)

Ms. Miranda gave a presentation on the 2026 Certificates of Obligation.

13.F. Discussion/Action on Negotiations with Mosaic Land Development, LLC, on Proposed Development located in the City of Cibolo's ETJ, including terms related to a Development Agreement. (Wayne Reed)

Councilwoman Cunningham made the motion to table item 13F. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 7 to 0.

13.G. Discussion/Action on blind spot located at Deer Creek Blvd./Cinnabar Trail. (Councilwoman Patterson)

Councilwoman Patterson expressed her concerns with the blind spot at Deer Creek Blvd. and Cinnabar Trail. Council requested the City do a traffic count at the intersection that Council will take to the HOA to conduct a survey to ensure residents agree with conducting a traffic study to see if there is the need for stop signs.

13.H. Discussion/Action on the Strategic Partnership Grant Funding. (Mr. Huggins)

Mr. Huggins will resend information for Council to submit their matrix and will bring it back at the next meeting.

13.I. Discussion/Action to approve funding in the amount up to \$500 to the Parks and Recreation Commission for America's 250th celebration. (Councilman McGlothin)

Councilman McGlothin made the motion to approve a reusable banner design by the Parks and Rec. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 7 to 0.

Councilman McGlothin made the motion to approve funding in the amount of \$500 to the Parks and Rec Commission for America's 250th celebration. Motion was seconded by Councilwoman Cunningham. For: All; Against: None. Motion carried 7 to 0.

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

Councilman McGlothin attended the Parks and Rec Commission meeting, Olive Garden's opening, and did a ride along with Animal Services.

Councilwoman Patterson attended Newly Elected training through TML, the Trophy Oaks Apartment tour, the Olive Garden ribbon cutting, and Steele graduation.

Councilwoman Cunningham attended three webinars.

Councilwoman Sanchez-Stephens attended the Trophy Oaks Apartment tour and the Insperity ribbon cutting.

Councilwoman Roberts attended the Trophy Oaks property tour, Parks and Rec meeting, CRWA meeting, and the Interview Sub-Committee meeting.

Councilwoman Brown attended some training, the Olive Garden ribbon cutting, some Steele graduation events, and the Interview Sub-Committee meetings.

Mayor Latimer attended EDC meetings, a meeting with a charitable foundation to improve outreach for the Senior Center along with other projects, multiple ribbon cuttings, and the Trophy Oaks property tour.

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

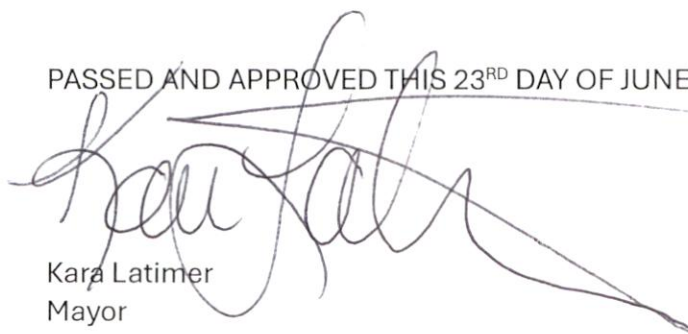
13.L. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Chapman)

Ms. Chapman reminded Council of upcoming events and meetings.

14. Adjournment

Councilwoman Patterson made the motion to adjourn the meeting at 9:42pm. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 23RD DAY OF JUNE 2026.


Kara Latimer
Mayor

ATTEST:



Valerie A. Chapman
City Secretary

