

Minutes for the City Council Regular Meeting

200 S. Main St., Cibolo, Texas 78108

July 28, 2026, 6:32 PM - July 28, 2026, 11:41 PM

1. Call to Order

Mayor Latimer called the meeting to order at 6:31pm.

2. Roll Call and Excused Absences

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

Councilwoman Cunningham made the motion to excuse the absences of Councilwomen Roberts and Brown. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 5 to 0.

3. Invocation

Chaplain Larry Monteverde gave the invocation.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Presentation of Awards/Recognitions

Mayor Latimer presented the Gary Kelly award to Shari McDaniel.

6. Proclamations

Mayor Latimer presented the We Hire Vets Proclamation to the City from the Texas Workforce Commission and invited all veterans up for a picture.

7. Citizens to be Heard

Joel Hicks addressed the Council on the budget. He is opposed to the increase in cost for the Community Center. He does not agree with the city using consultants or conducting studies. He disagrees with Old Town improvements waiting for FM 1103 construction to be

completed. He expressed concerns on the flooding in Old Town, Haeckerville Rd., and Lower Seguin Rd. He stated his opposition to the data center.

Lauren Torres spoke in opposition to the data center. She is concerned with future expansion and the consumption of electricity. She is concerned with property values, noise and light pollution, greater demands on water and infrastructure, impact to local wildlife, and character to nearby neighborhoods. She believes the city should require a CUP for data centers. She is concerned with the chemicals used with closed-loop systems and the potential for pollution.

Charles Frederick spoke on his concerns with the data center. He is concerned with the environmental impact and if any studies have been done. He questioned if a wastewater permit has been provided. He is concerned with the electrical impact on the grid.

Billy Kiolbassa spoke on his opposition to the data center. He is concerned on the impact to water, electricity, and pollution. He is concerned with being able to sell his property with a data center nearby. He does not agree with the land near him being zoned for commercial use.

Candra Esquivel spoke on her opposition to the data center. She does not believe the project is in the long-term wellbeing for the citizens.

Thefety Tibbs spoke on his opposition to the data center. He says it does not benefit the city. He is concerned about the strain on water use from the data center.

Mayor Latimer read emails from Chloe Gomez, Heidi Hartman, Melissa Girard, and Sharon Fumia on their opposition and concerns to the data center.

8. Public Hearing

Mayor Latimer opened the Public Hearing at 7:23pm.

Ashley Farrimond spoke to Council on behalf of the property owner. She says they are supportive of the down-zoning provided lot size is consistent with the rest of the neighborhood and would like to see the SF-3 zoning approved.

Mayor Latimer closed the Public Hearing at 7:24pm.

8.A. Conduct a public hearing regarding a Zoning Map Amendment from Planned Unit Development (PUD), with an underlying Multi Family (MF-2) designation, to Planned Unit Development (PUD), with an underlying Low-Medium Density Single-Family Residential (SF-3) or Medium Density Residential (SF-4) designation, on an approximately 7.8 acre portion of an 8.35 acre tract of land generally located southwest of FM 78 TX and Deer

Meadow; and legally described as ABS: 210 SUR: JERONIMO LEAL 8.349 AC. AKA VENADO CROSSING. {PZ-2026-1-RZ Venado Crossing Rezoning}

9. Consent Agenda - Consent Items (General Items)

Councilwoman Sanchez-Stephens made the motion to approve the consent agenda with the date amended for the minutes of July 28 changed to July 14. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 5 to 0.

9.A. Approval of the minutes from the July 14, 2026, meeting.

9.B. Approval of the May 2026 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25/26 fiscal

9.C. Approval of the May 2026 check register

10. Mayor Follow-Up

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

Mayor is pleased with the progress made on this project.

10.B. Discussion regarding concerns in Venado Crossing to include code violations, amenity center update, and HOA communication.

Mayor asked the City Manager to stay on top of the code violations at Venado Crossing. Councilwoman Cunningham asked the city to look into any possible ways of enforcement on the HOA and developers to do what they are supposed to do.

11. Staff Update

11.A. Administration

Mr. Reed reminded Council that the last Cibolo Summer Nights event- Splash Bash - will take place on August 7 at 6:30pm at the MEC.

UPRR has provided a response to the city consultant that submitted the design Council chose. The consultant is working on the variance and final design concept to be submitted to UPRR. Once submitted it should take 6-9 weeks for the railroad to approve it.

Public Works staff are working with the consultant to evaluate options to reduce anticipated costs on the community center renovations phase 2. The updated floor plan will be submitted this week based upon feedback. Once approved, the consultant will update the probable cost and it will go out to bid.

We have 100% construction documents for the Animal Services. The building inspections

department will complete its review by August 7.

Fire Station 4 will be complete with design this month for review.

The contractor is addressing the punch list items from the TxDOT inspector for the FM 78 water main extension, wrapping the project up.

Staff is working executing the contract for the Utility Relocation on FM 1103 so they can provide a notice to proceed to the contractor.

FY25 street rehab package #2 streets have a final inspection on July 31.

No out of state travel at this time.

There are 5 applicants that will be interviewed in August for the Public Works Director.

The Data Center Town Hall will take place on August 17 at 6:30pm.

11.B. Fire Department Monthly Report (June)

11.C. New World Screw Worm Conference and Tri-County Effort to protect the Public Health and Safety (Janette Willson)

Ms. Wilson gave a presentation to Council on New World Screw Worms and the effort to protect public health and safety.

11.D. Public Works Monthly Report (June)

12. Executive Session

Mayor Latimer called for Council to convene into Executive Session at 7:45pm.

12.A. Tolle Road Property and/or Easement Acquisition Negotiation Update (Mr. Al Haddad)

12.B. Project Camino Sendero

13. Open Session

Council reconvened into Open Session at 9:40pm. No action taken.

14. Ordinances

14.A. Approval/Disapproval of an Ordinance for a Zoning Map Amendment (Rezoning) from Planned Unit Development (PUD), with an underlying Multi Family (MF-2) designation, to Planned Unit Development (PUD), with an underlying Low-Medium Density Single-Family Residential (SF-3) or Medium Density Residential (SF-4) designation, on an approximately 7.8 acre portion of an 8.35 acre tract of land generally located southwest of FM 78 TX and Deer Meadow; and legally described as

**ABS: 210 SUR: JERONIMO LEAL 8.349 AC. AKA VENADO CROSSING. {PZ-2026-1-RZ
Venado Crossing Rezoning}**

Councilwoman Sanchez-Stephens made the motion to approve item 14A as written for SF-3. Motion was seconded by Councilman McGlothlin. For: All; Against: None. Motion carried 5 to 0.

15. Resolutions

15.A. Approval/Disapproval of a Resolution adopting the City of Cibolo Title VI Plan and supporting documents, authorizing and approving the City Manager to execute all documents related to said adoption. (Ms. Taplin)

Councilwoman Sanchez-Stephens made the motion to approve a resolution adopting the City of Cibolo Title VI Plan and supporting documents, authorizing and approving the City Manager to execute all documents related to said plan. Motion was seconded by Councilman McGlothlin. For: All; Against: None. Motion carried 5 to 0.

16. Discussion/Action

16.A. Discussion/Action on Memorandum of Understanding (MOU) between Guadalupe County and the City of Cibolo concerning the construction and on-going operations of additional kennels to serve Guadalupe County's needs at the City's Future Animal Services Facility. (Bryan Huggins)

Commissioner Wolverton formally rescinded the county's request due to opposition from Council.

16.B. Discussion/Action to authorize CM to negotiate an additional Service Request with Lockwood, Andrews & Newnam, Inc. (LAN) for professional engineering services for the Tolle Road Improvements Project to evaluate feasibility of phasing Tolle Road project in two or more phases. (Mr. Al Haddad)

Councilwoman Sanchez-Stephens made the motion to authorize City Manager to negotiate an additional Service Request with Lockwood, Andrews & Newman for professional engineering services for the Tolle Road Improvements Project to evaluate feasibility of phasing Tolle Road project in two or more phases. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 5 to 0.

16.C. Discussion/Action regarding an Economic Development Services Agreement between the City of Cibolo and the Cibolo Economic Development Corporation for FY27.

Councilman McGlothlin made the motion to approve an Economic Development Services

Agreement between the City of Cibolo and the Cibolo Economic Development Corporation for FY27. Motion was seconded by Councilwoman Cunningham. For: All; Against: None. Motion carried 5 to 0.

16.D. Discussion/Action on contract for the Holiday Lighting Project in Old Town as recommended by the Cibolo Economic Development Corporation Board in the not to exceed amount of \$39,000

Council gave direction to Mr. Hardin to bring back the cost of buying a 24' tree, store it, and for Public Works to put it up.

16.E. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Steele Creek Unit 4A. (Mr. Otto)

Councilwoman Cunningham made the motion to approve item 16E. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 5 to 0.

16.F. Discussion/Direction concerning possible regulations for data centers. (Councilmember Patterson)

Mr. Vasquez gave insight into lack of any incentives given, the zoning procedure, coordination with the GVSUD on water quality and controls, consideration of the electrical usage, the noise levels being mitigated at a zero level outside of the data center itself, the water filtration system, and the zoning background of the property.

16.G. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

Councilman McGlothlin met with residents from Turning Stone regarding the data center, the Mill's 10-year anniversary, and has worked with staff on upcoming projects.

Councilwoman Patterson went to a budget meeting, sponsored a bingo at the Senior Center, got to see the new paver in action, visited Animal Services to get more information about fostering, and met with citizens and city staff regarding the data center.

Councilwoman Cunningham attended the Youth Council subcommittee, met with residents about concerns with street parking, and drove through neighborhoods looking for any issues.

Mayor Latimer attended the Women's Growth Alliance and the EDC meeting, met with the Ordinance Subcommittee meeting, went to the Chamber luncheon, met with a company from Japan, went to the SCUCISD event, got to see the new paver in action, and discussed drainage issues in the city.

Councilwoman Sanchez-Stephens attended Christus Health Physical Therapy Solutions' ribbon cutting, the SCUC breakfast, the Youth Council subcommittee, the Public Works asphalt demo, and the budget workshop.

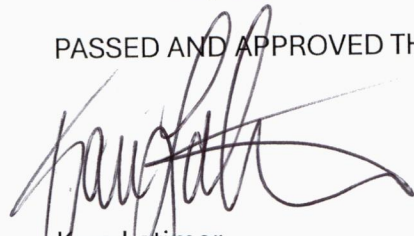
**16.H. Discussion on items the City Council would like to see on future agendas.
(Council)**

16.I. 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)

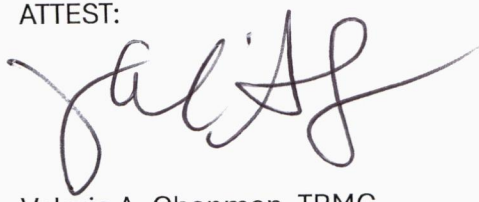
17. Adjournment

Councilwoman Patterson made the motion to adjourn the meeting at 11:38pm. Motion was seconded by Councilman McGlothin. For: All; Against: None. Motion carried 5 to 0.

PASSED AND APPROVED THIS 11TH DAY OF AUGUST 2026.


Kara Latimer
Mayor

ATTEST:


Valerie A. Chapman, TRMC
City Secretary

