



Minutes for the City Council Regular Meeting

200 S. Main St., Cibolo, Texas 78108

August 11, 2026, 6:33 PM - August 11, 2026, 10:53 PM

1. Call to Order

Mayor Latimer called the meeting to order at 6:33pm.

2. Roll Call and Excused Absences

Councilmembers present: McGlothin, R. Roberts, Patterson, Cunningham, Mayor Latimer, Sanchez-Stephens, D. Roberts, and Brown. Councilwoman Cunningham arrived at 6:41pm.

3. Invocation

Mayor Latimer offered the invocation.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Presentation of Awards/Recognitions

5.A. 5-year Service Award - Bryce George

Mr. Reed presented Bryce George with his 5-year service award.

5.B. 5-year Service Award - Wayne Reed

Mayor and Council presented Mr. Reed with his 5-year service award.

6. Citizens to be Heard

Sharese Williams spoke to Council about problems with the electrical wiring in her home and lack of responsiveness from the home builder for the faulty wiring. She would like Council to hold the home builder responsible.

Daniel Jameson spoke to Council about a breakfast plate sale at the VFW on the upcoming Saturday, 8-11 and invited all to come partake at the VFW post on FM 78.

Maggie Titterington spoke to Council about the state of the military luncheon on Tuesday. Next month the Chamber will have the State of Education where the proceeds from the Chamber Bowl will be presented to the DECA teams from Samuel Clemons and Steele

High Schools. She thanked Clancy for helping with advocacy for Elite Mart concerning the concrete barrier TxDOT is placing on FM 1103. She thanked Council for trying to work through the situation with the vape shops affecting the dental offices next door.

Reece Kelly spoke to Council about the Relentless soccer team's use of the MEC field. He would like them to reconsider the amount of days they can utilize the field.

Charity Rodriguez spoke to Council about teams being able to utilize the MEC field. She spoke to Council about drainage in the Saddle Creek Ranch subdivision. She noted that other neighborhoods are coming into their drainage. She would like the city to provide drainage studies, flood plain analysis, roadway over topping evaluation, and emergency access assessment. She would like to know where the town home development is and how it is allowed to bring more people into the Coy Ln. Area.

Courtney Remie spoke to Council about the drainage issues in Saddle Creek Ranch subdivision. She says she has been speaking on it for years, but it just keeps getting worse. The neighborhood has drainage ways that the HOA has no access to maintain. She said the city engineer knew there was no access, yet the plat was approved. She requests Council or the engineer speak to the homeowners that own the homes next to the drainage way to inform them that the HOA will have to go through their yards to gain access to the drainage way.

Timothy Sparks spoke to Council about his opposition to the data center coming to Cibolo. He is concerned about the drinking water being affected and the noise pollution from them. He asks the Council to do whatever they can to ensure the data center does not come to Cibolo.

7. Consent Agenda - Consent Items (General Items)

Councilwoman Brown made the motion to approve the consent agenda. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 7 to 0.

7.A. Approval of the minutes from the July 21, 2026, Budget Planning Workshop.

7.B. Approval of the minutes from the July 30, 2026, Budget Planning Workshop.

8. Mayor's Follow-Up

8.A. Discussion on storm water/erosion control concerns at Saddle Creek Ranch.

Mayor Latimer stated that they met with the homeowners in Saddle Creek Ranch subdivision on several issues that they are having in their community. She stated that they took pictures and video of the drainage issues. Mr. Reed stated that they sent pictures on a resident's erosion to the project engineer and they should be addressing it with Lennar Homes. Mr. Reed spoke to TxDOT about the culverts on FM 1103 who should be fixing the culverts during the construction. Mayor stated that the city is aware of the needs of the community and is working on fixing them.

8.B. Union Pacific sidewalk across railroad track on Main St.

Mr. Reed updated Council that UPRR responded that the consultant is working on the variance and final design concept to be submitted to UPRR and upon submittal it will take 6-9 weeks for approval.

9. Staff Update

9.A. Administration

Ms. Hernandez gave Council a recap on the last Cibolo Summer Nights event, Splash Bash, and how well it went.

Mr. Reed notified Council that we are working with the architect on cost saving options and will have an update to share with Council when it comes in for the Community Center Renovations Phase 2.

Construction documents for the new Animal Control Facility are 100% complete and will be reviewed this month. The permit bid set revisions will be uploaded later this month. It will go out for bid in the next 30-45 days.

Fire Station #4 plan sets are complete, and bids are scheduled for September.

FM 1103 Utility Relocation's contract has been executed after approval by Council on July 14. Coordination is ongoing with TxDOT.

Tolle Rd. Design- we are working with LAN Engineering for a change order for the feasibility analysis that Council directed to phase the project.

No upcoming out-of-state staff travel at this time.

Interviews are scheduled for later this month for Public Works Director.

The Data Center Town Hall will be on August 17 at 6:30pm and will immediately be followed by a special meeting of Council starting at 9pm.

9.B. Quarterly Report on the use of See Click Fix (Mr. Beekman)

9.C. Police Department

9.D. July 2026 Economic Development Report

10. Ordinances

10.A. Approval / Disapproval of an Ordinance Authorizing the Issuance of the City's Certificates of Obligation, Series 2026 in an amount not to exceed \$4,500,000; providing for the payment Thereof by the Levy of an Ad Valorem Tax and a Lien on and Pledge of Pledged Revenues, and other matters in connection therewith.

Councilman McGlothlin made the motion to approve the ordinance authorizing the City's

certificates of obligation. Motion was seconded by Councilwoman Roberts. For: Councilmembers McGlothlin, R. Roberts, Patterson, Cunningham, D. Roberts, and Brown. Against: Councilwoman Sanchez-Stephens. Motion carried 6 to 1.

10.B. Discussion/Direction on the Council Ordinance Subcommittee's recommendation on an ordinance to regulate smoke, vape, and CBD shops. (Mr. Huggins/Chief Andres)

Council wants a clarifying statement under hospitals to include healthcare facilities. Council directed staff to include daycare centers along with learning centers in the ordinance and push the buffer to 1000 feet. Council wants the verbiage changed to no smoking in or on premises of vape shops.

11. Discussion/Action

11.A. Discussion/Action on funding of Strategic Partnership Grant Projects (Mr. Huggins)

Councilwoman Roberts made the motion to approve 11A as was discussed in the budget meeting outlining the amounts provided to each recipient as shown above. Motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. Motion carried 7 to 0.

11.B. 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 (Mr. Hardin)

Councilman McGlothlin made the motion to approve the purchase of the tree, decoration package, and topper with labor from DecorIQ not to exceed \$39,000. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 7 to 0.

11.C. Discussion/Action on the appointment of Jasen Day to the CVLGC Board of Directors. (Mayor Latimer/Councilwoman Roberts)

Councilwoman Roberts made the motion to table this item for other councilmembers to bring forward potential applicants as well. Motion was seconded by Councilman McGlothlin. For: Councilmembers McGlothlin, R. Roberts, Patterson, Cunningham, and D. Roberts; Against: Councilmembers Sanchez-Stephens and Brown. Motion carried 5 to 2.

11.D. Discussion/Action on the FY27 City Holidays Calendar as part of FY27 Budget. (Ms. Taplin)

Councilwoman Sanchez-Stephens made the motion to approve the City of Cibolo fiscal year 2027 Holiday Schedule as presented. Motion was seconded by Councilwoman Brown. For: All; Against: None; Absent: Councilwoman Roberts. Motion carried 6 to 0.

11.E. Discussion/Action to approve a contract under the Master Professional Services Agreement with Freese and Nichols, Inc., for Dietz Creek Wastewater Main

Replacement and authorize the City Manager to execute the Agreement in the amount of Two Hundred Thirty-Eight Thousand Two Hundred Eighty Dollars (\$238,280.00). (Mr. Al Haddad)

Councilwoman Sanchez-Stephens made the motion to approve the City Manager executing a contract under the Master Professional Services Agreement with Freese and Nichols for the Dietz Creek Wastewater Main Replacement and authorize the City Manager to execute the agreement in the amount of \$238,280.00. Motion was seconded by Councilwoman Brown. For: All; Against: None; Absent: Councilwoman Roberts. Motion carried 6 to 0.

11.F. Presentation/Discussion regarding the City Manager's Proposed FY27 Budget. (Mr. Reed/Ms. Miranda)

Council gave authorization for City Manager to begin recruitment for two firefighters ahead of October 1 funded out of the general fund, one meter technician and one GIS technician out of the wastewater fund, a foreman and three maintenance workers out of the drainage utility fund, marketing and administrative assistant out of EDC fund.

11.G. Discussion/Action to set the date for the public hearing on the Fiscal Year 2027 Proposed Budget. (Ms. Miranda)

Councilman McGlothin made the motion to set September 8, 2026, at 6:30pm as the date and time for the public hearing on the budget. Motion was seconded by Councilwoman Cunningham. For: All; Against: None. Motion carried 7 to 0.

11.H. Discussion/Action to set the maximum tax rate and set the date for the public hearing on the tax rate and subsequent adoption of the proposed 2026 (FY 2027) property tax rate. (Ms. Miranda)

Councilwoman Cunningham made the motion to set a maximum 2026 tax rate of 0.5515 and set a public hearing on September 8, 2026, at 6:30pm in the Council Chambers. Councilwoman Brown seconded the motion. For: All; Against: None. Motion carried 7 to 0.

11.I. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

Councilman McGlothin attended Splash Bash.

Councilman Roberts attended the Gfiber Ribbon Cutting.

Councilwoman Patterson attended an information meeting about data centers.

Councilwoman Cunningham attended Splash Bash, Gfiber Ribbon Cutting, Animal Shelter Advisory Board meeting, Youth Council Retreat, and the budget workshop.

Mayor Latimer attended a SAMA manufacturing luncheon, Hog Wild, Gfiber Ribbon Cutting, and several meetings with residents.

Councilwoman Sanchez-Stephens attended Hog Wild, Youth Council Retreat, and the Gfiber Ribbon Cutting.

Councilwoman Roberts attended a TML Advocacy Bootcamp, budget workshop, Hog Wild, CRWA meeting, and a TML legislative session.

Councilwoman Brown attended the budget workshop, Youth Council Retreat, Newly Elected Officials Orientation through TML, met with residents regarding data centers, and some luncheons and ribbon cuttings.

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

11.K. 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)

12. Adjournment

Councilwoman Patterson made the motion to adjourn the meeting at 10:35pm. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 25TH DAY OF AUGUST 2026.


Kara Latimer
Mayor
ATTEST:


Valerie A. Chapman, TRMC
City Secretary

