

**THE CITY OF CISCO**  
**CITY COUNCIL REGULAR MEETING**  
**October 27, 2025**

**CISCO, TEXAS           §**  
**EASTLAND, COUNTY §**

The City Council of the City of Cisco met in a regular called session at the Cisco Council Chambers in Cisco as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

**MEMBERS PRESENT:**

<b>MAYOR</b>	<b>STEPHEN FORESTER</b>
<b>COUNCILMEMBER PLACE I</b>	<b>AMANDA ROGERS-BENNETT</b>
<b>COUNCILMEMBER PLACE II</b>	<b>GLENN BOLES</b>
<b>COUNCILMEMBER PLACE III</b>	<b>SHERRIE ANAYA</b>
<b>COUNCILMEMBER PLACE IV</b>	<b>NATHAN BRUNER</b>
<b>COUNCILMEMBER PLACE V</b>	<b>CHRIS JOHNSON</b>
<b>COUNCILMEMBER PLACE VI</b>	<b>TRAVIS TOOF</b>

**PERSONNEL PRESENT:**

<b>CITY MANAGER</b>	<b>SARAH ADAMS</b>
<b>CITY SECRETARY</b>	<b>TAMMY OSBORNE</b>

**PERSONNEL ABSENT:**

Guests: Denise Huls, Rachel Green, Sam Honea, Rod Riffe, Jim Tabor, Albert Jacques, Russell Hayes, Dana Hayes, Ervin Light, Craig Knight, Tami Hudson, Ricky Hudson, Larry Anderson, Lynda Anderson, Jimmy McCoy, Ben Nelms, Pat Pope, Melanie Weatherly, Chuck Cave, Walter Fairbanks, Clay Taylor, Misty Bussell, Brittini Boykin, Sam Honea, Trudy Jacques, Lennah Frost, Tony Held, Kenneth Preston, James Freeman

**I. MEETING CALLED TO ORDER:**

Mayor Forester called the meeting to order at 6:00 p.m.

**II. PLEDGES**

- A. Pledge of Allegiance
- B. Pledge to the Texas Flag

**III. INVOCATION:**

Councilmember Toof gave the invocation.

**IV. CITIZEN-VISITOR COMMENTS:**

Rachel Green questioned the city's decision making regarding the lake lots, water bills, and other related issues, saying she felt the lake lot residents and citizens of the city are being punished for poor money management by the city.

Jim Tabor would like the city to mandate counter-clockwise travel on Lake Cisco for safety reasons.

**V. APPROVE MINUTES OF THE MEETING CONDUCTED ON:**

- **October 13, 2025**

Motion was made by Councilmember Boles to approve the minutes as presented, second was made by Councilmember Rogers-Bennett. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 6 to 0  
Absent: Anaya

## **VI. REPORTS:**

- Quarterly Police Department Report-Chief Kenneth Preston presented the Quarterly Police Department Report.

Councilmember Anaya arrived at 6:13 p.m.

- Quarterly Fire Department Report-Chief Walter Fairbanks presented the Quarterly Fire Department Report.
- Quarterly Finance Department Report-Sarah Adams presented the Quarterly Finance Department Report.
- Quarterly Court Report-Associate Judge Osborne presented the Quarterly Court Report.
- Quarterly Public Works Report-Andrew Lopez presented the Quarterly Public Works Report.
- Quarterly Cisco Development Corporation Report-Tom Bailey presented the Quarterly Cisco Development Corporation Report
- City Manager's Report-Ms. Adams presented the monthly City Manager's report.

## **VII. THE CITY COUNCIL MAY DISCUSS AND/OR TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS:**

### **A. Consider and Discuss Approving Eastland County Cooperative Dispatch Interlocal Agreement.—Sheriff Jason Weger**

Sheriff Weger presented the contract, saying that it was unchanged from last year, whereby the city pays 12.28% of the total \$851,000.00 budget.

Motion was made by Councilmember Johnson to approve the contract as presented, second was made by Councilmember Anaya. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

### **B. Consider and Discuss Cooperative Ambulance Service Contract.—Clay Taylor**

Mr. Taylor, EMS Administrator, presented the contract and EMS financial report, asking that the city contribute \$114,715.00 to the ambulance service. Councilmember Johnson had questions about the financial report, especially, billings vs. collections and requested that the Council receive more comprehensive financial information from the EMS.

Motion was made by Councilmember Toof to table the contract until more information could be provided at the next meeting, second was made by Councilmember Bruner. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

### **C. Consider and Discuss Approving a Limited Use Permit to Travis Roan for 1104 Avenue B for Use as an RV Park.**

Ms. Osborne explained that the application presented was submitted by Mr. Roan to request four RV spots be added to the old Breezeway Trailer Park. She indicated that she did not believe that the Limited Use Permit could be utilized for this purpose as the LUP is meant only to temporarily allow no more than two RV spots for any residential use. By definition, more than two RV spots constitutes an RV park which is only allowed in a Commercial 2 Zone and the ordinance does not include a method for allowance outside of a Commercial 2 Zone except to petition for a change of zoning. Councilmember Johnson suggested that the application go before the Planning & Zoning Commission for consideration and recommendation to the Council.

Motion was made by Councilmember Johnson to deny the Limited Use Permit and to refer the requestor to the Planning & Zoning Commission, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**D. Consider and Discuss Resolution No. 2025-10-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, RECOGNIZING THE IMPORTANCE OF MUNICIPAL COURTS, THE RULE OF LAW, AND THE FAIR AND IMPARTIAL ADMINISTRATION OF JUSTICE.**

Associate Judge Osborne presented the resolution recognizing Municipal Courts Week, saying that the court was looking to schedule some kind of community outreach project in conjunction with the event.

Motion was made by Councilmember Johnson to approve the resolution as presented, second was made by Councilmember Toof. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**E. Consider and Discuss Resolution No. 2025-10-27-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, AUTHORIZING THE CISCO 4A DEVELOPMENT CORPORATION (C4ADC) TO EXECUTE A REAL ESTATE SALES CONTRACT, AND ANY AND ALL CLOSING DOCUMENTS NECESSARY TO SELL AND CONVEY CERTAIN REAL PROPERTY CONSISTING OF LOTS 1, 2, 3, 4, AND 5, BLOCK 55, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, IDENTIFIED AS 203 W. 7<sup>TH</sup> STREET, CISCO, TEXAS; AND AUTHORIZING THE CISCO DEVELOPMENT CORPORATION (CDC) TO EXECUTE A REAL ESTATE SALES CONTRACT AND ANY AND ALL CLOSING DOCUMENTS NECESSARY TO ACQUIRE CERTAIN REAL PROPERTY CONSISTING OF LOTS 1, 2, 3, 4, AND 5, BLOCK 55, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, IDENTIFIED AS 203 W. 7<sup>TH</sup> STREET; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. *(First Reading)***

Mr. Bailey explained that the proposed resolution would allow the A Corporation to sell the old funeral home to the B Corporation so it could be developed into a project.

Motion was made by Councilmember Toof to approve the resolution as presented, second was made by Councilmember Bruner. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**F. Consider and Discuss Resolution No. 2025-10-27-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, AUTHORIZING THE LEASE OPTION TO PURCHASE AGREEMENT BETWEEN THE CISCO DEVELOPMENT CORPORATION AND MAD MORIARTY KUSTOMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR LOTS 1, 2, 3, 4, AND 5, BLOCK 55, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE. *(First Reading)***

Mr. Bailey continued with this resolution as a companion to the previous resolution, saying that this proposed resolution would allow the B Corporation to enter into a performance agreement and a lease purchase agreement with Mad Moriarty Kustoms, LLC, to locate their business at this location and use their lease payments toward the purchase of the property. He further said the business will bring around twenty employees and the CDC will end up recouping all expenses by the end of the contract. Councilmember Johnson asked what the obligations of the business would be and Mr. Bailey answered that they must maintain at least eight employees and stay for five years.

Motion was made by Councilmember Anaya to approve the resolution as presented, second was made by Councilmember Rogers-Bennett. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**G. Consider and Discuss Resolution No. 2025-10-27-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, AUTHORIZING THE CISCO 4A DEVELOPMENT CORPORATION (C4ADC) TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO ACQUIRE A FORECLOSURE PROPERTY CONSISTING OF THE STRUCTURE LOCATED ON PARCEL 69944, IDENTIFIED AS HANGAR #20 AT CISCO MUNICIPAL AIRPORT, CISCO, TEXAS FOR A PRICE NOT TO EXCEED \$500,000.00; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Bailey again spoke to the Council saying that the resolution would authorize him as the Executive Director to represent the corporation in the foreclosure sale for Hangar #20. The current owner of the hangar is in default of his performance agreement with the corporation and they have decided to foreclose. He said the current debt owed to the CDC is \$162,000.00, but the board has authorized him to go as high as \$500,000.00. He only intends to bid what is owed, but the board was concerned about losing the property if the bids go slightly higher so they authorized the higher amount. Councilmember Johnson questioned the auction process and Mr. Bailey clarified that no matter what, the corporation will get their money back because they are the lender owed.

**H. Consider and Discuss Approval of a Downtown Parking Lot Project by the Cisco Development Corporation for an Amount not to Exceed \$167,659.46 and Approval of Bid Selection by the Cisco Development Corporation Board to Genesis Earthworks for Construction of a Parking Lot Downtown in the Amount of \$167,659.46.**

Mr. Bailey presented the proposed project and the bid recommendation from the CDC Board which to Genesis Earthworks in an amount totaling \$167,659.46.

Motion was made by Councilmember Toof to approve the project as presented and award the bid to Genesis Earthworks in the amount of \$167,659.46, second was made by Councilmember Rogers-Bennett.

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**I. Consider and Discuss Possible Consent to Assign Lake Lot Lease, South Shore Lots S ½ of Lot 6, All of Lot 7, and N ½ of Lot 8, Block BB, to Holm Properties, LLC.—Pat Chesser (Executive Session: 551.071-Consultation with Attorney & 551.072-Deliberation Regarding Real Property)**

The Council retired into Executive Session under Sections 551.071 Consultation with Attorney, and Section 551.072 Deliberation Regarding Real Property at 7:37 p.m.

**J. Consider and Discuss Property Owned by the City at Lake Cisco and Lake Lot Leases.—Pat Chesser (Executive Session: 551.071-Consultation with Attorney & 551.072-Deliberation Regarding Real Property)**

The Council continued in Executive Session.

**K. Reconvene into Open Session and Take Any Action Deemed Necessary as a Result of the Executive Sessions, Including Possible Passage of Resolution No. 2025-10-27-04**

The Council reconvened into Regular Session at 9:05 p.m. and the Council considered Item I. Assignment of lease.

Motion was made by Councilmember Johnson to approve the assignment as presented, second was made by Councilmember Bruner. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Johnson, Toof, Forester  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

Mr. Chesser made presentation regarding Item J., saying that the city would like to sell the lake lots to the current lessees for fair market value. He further stated that the resolution presented calls for annexation of the lake lots prior to sale, and sets out that all assignments will be brought before Council for approval moving forward, honoring the price and the term of the current lease. After annexation, all lessees not in default, will have the opportunity to purchase their lake lot, and will be required to meter water used, and will be subject to Drought Contingency requirements. All fees associated with the sale will be the responsibility of the lessee/purchaser.

Anthony Frost said he would like a step by step procedure for the lessees. He also asked about how the metering of water would be if the lessee used their own intake system. Mr. Chesser answered that there would be a separate raw water rate for those using their own system.

Misty Bussell asked why a 'Deed Without Warranty' would be the instrument for transacting the property as Mr. Chesser had mentioned in his presentation. She indicated that she had concerns that a Title Company would not issue a title policy with that type of deed that and a loan would likely not be approved. She further inquired what would happen as leases expire and Mr. Chesser said that had not been determined yet, but that the city was resolved to get out of the business of leasing property.

The Council engaged in discussion with members of the audience regarding the current proposed plan to annex and sell the lake lots, and require metered water for those properties. Speakers included Michael Cofferen, Russell Hayes, Tony Held, Lennah Frost, Rachel Green, Melanie Weatherly, Tami Hudson, Ricky Hudson, and Craig Knight.

Councilmembers Toof and Anaya expressed concerns with all the unanswered questions and suggested tabling the item until more information could be gathered. Councilmember Johnson indicated that he thought the Council should make a decision one way or another and stop kicking this issue down the road.

Motion was made by Councilmember Toof to table the resolution until the next meeting, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Bruner, Toof, Forester  
Nays: Johnson/Motion Carries  
Voted: 6 to 1  
Absent:

#### **L. Items of Community Interest.**

Councilmember Anaya congratulated the Cisco Lobo Band on their advancement as state qualifiers.


The City Secretary informed the Council and guests that Early Voting for the Special Election would continue through October 31, 2025, between 8:00-5:00 each weekday at City Hall and Election Day voting will be November 4, 2025, at the First Baptist Church Activities Center from 7:00 a.m.-7:00 p.m.

### **VIII. ADJOURNMENT**

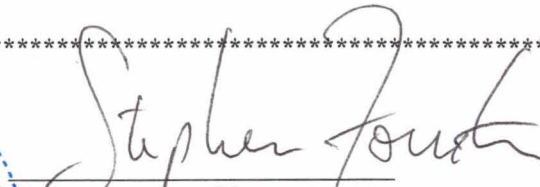
Motion was made by Councilmember Toof to adjourn, second made by Councilmember Anaya. Motion passed unanimously and the meeting adjourned at 10:07 p.m.

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ATTEST:

  
Tammy Osborne, City Secretary



  
Stephen Forester, Mayor