

**THE CITY OF CISCO  
CITY COUNCIL REGULAR MEETING  
October 13, 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 V</b>	<b>CHRIS JOHNSON</b>

**PERSONNEL PRESENT:**

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

**PERSONNEL ABSENT:**

<b>COUNCILMEMBER PLACE IV</b>	<b>NATHAN BRUNER</b>
<b>COUNCILMEMBER PLACE VI</b>	<b>TRAVIS TOOF</b>

Guests: Michael Cofferen, Richard Harrison, Denise Huls, Sam Honea, Craig Winters, Jimmy McCoy, Melony Weatherly, Ervin Light, James Freeman, Russ Honea, Jack Douglas, Nancy Douglas, Tony Held, Coy Green, Rachel Green, Lenna Frost, Dale Frost, Jim Tabor, Russell Brister, Ivan Webb, Lori Mayfield, Dean Mayfield, Adam Pruett, Scott Stevens, Misty Bussell, Walter Fairbanks, David Patterson, Lori Patterson, Renee Davis, Jim Maddox, Mark Knippers, Trey Vick, Connie Vick, Ryan Haggard, Bradley Haggard, Kenneth Preston, Derek Gunstanson, Ben Nelms

**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:**

Mayor Forester gave the invocation.

**IV. CITIZEN-VISITOR COMMENTS:**

Mr. Richard Harrison and Mr. Russell Brister addressed the Council with questions about why his dumpster was being removed from his residence and asked the Council to consider discussing the issue at a future meeting.

Mr. Jim Tabor asked the Council to consider replacing a sign at the lake that tells recreational users of the lake that all watercraft should go around the lake in a counter-clockwise direction for safety purposes.

Mr. Ryan Haggard suggested the Council consider instituting a "round-up" program for utility bills where customers could agree to round their bill up to the nearest dollar and the additional funds could be used to help other customers that are struggling to pay their utility bill.

Ms. Denise Huls implored the Council to consider people when passing ordinances and changing regulations.

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

- September 22, 2025

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

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

## **VI. REPORTS:**

- City Manager's Report.—Ms. Adams presented the 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 a Specific Use Permit to Scott Stevens for 300 E. 21<sup>st</sup> Street for Use as a Short Term Rental.**

Mayor Forester explained that a Public Hearing on the proposed permit had been held before the meeting.

Motion was made by Councilmember Anaya to approve the Limited Use Permit as presented, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

### **B. Consider and Discuss Authorizing the City Manager to Execute a Contract to Sell Real Property Being Approximately 87 Acres Located at Cisco Municipal Airport to the Cisco 4A Development Corporation.**

Ms. Adams said that the item under consideration had already been approved, but it did not specifically authorize her to execute the contract which was necessary to move forward.

Motion was made by Councilmember Johnson to authorizing the City Manager to execute the contract to sell real property being approximately 87 acres located at Cisco Municipal Airport to the Cisco 4A Development Corporation as presented, second was made by Councilmember Rogers-Bennett. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

### **C. Consider and Discuss Approving a Wholesale Water Contract with Hidden Shores Property Owner's Association and Authorizing the City Manager to Execute the Contract.**

Ms. Adams commented that this wholesale water contract was the same as the one previously approved by the Council for Westbound Water. This would align the contracts to be on the same schedule.

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

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

**D. Consider and Discuss Fire Fighting Contract with Eastland County.**

Chief Fairbanks presented the contract saying that the Fire Department would receive \$31,000.00 from the county for mutual aid services.

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

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

**E. Consider and Discuss Resolution No. 2025-10-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS, APPROVING THE EASTLAND COUNTY, TEXAS, MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.**

Ms. Adams said that the county-wide Hazard Mitigation Plan has been updated and all represented entities will be adopting the plan.

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

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

**F. Consider and Discuss the City of Cisco Water Conservation and Drought Contingency Plan.**

Mayor Forester invited Councilmember Johnson to speak on the item since he had requested it on the agenda. Councilmember Johnson stated that his concern was that Stage 1 Water Restrictions begin at 40% and he feels that is too low to begin conserving water. He would like to review that and potentially change the threshold to 50% to initiate water restrictions. Ms. Adams said that the plan had been thoroughly researched using water data, usage, and loss and they had recommended that level and it will be reviewed and renewed in 2029. She suggested that she could discuss the issue with the engineers and express the concerns of the Council so that they could be taken into consideration.

No action was taken on this item.

**G. Consider and Discuss a Site Lease Agreement and Right of Way Agreement with Vero Fiber Networks, LLC.—Pat Chesser (Executive Session: 551.071-Consultation with Attorney & 551.072-Deliberation Regarding Real Property)**

The Council retired into Executive Session under Section 551.071 & 551.072 at 6:37 p.m.

**H. 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.

**I. Reconvene into Open Session and Take Any Action Deemed Necessary as a Result of the Executive Sessions.**

The Council reconvened into Regular Session at 7:59 p.m. and Mr. Chesser made presentation saying that from now on, all Lake Lot Lease assignments will be reviewed and approved by the City Council. He further explained that a resolution may be presented at a future meeting to allow for sale of the lake lots to the current lessees for fair market value.

Mr. Tony Held commented that he knew the City of Abilene had made a similar plan and it had taken ten years to begin selling their lots.



Ms. Misty Bussell asked if the assignments could be approved at the next meeting or would further action be required by the Council for that. Mr. Chesser answered that he feels that could begin to move forward immediately as a new procedure.

Mr. Michael Cofferen thanked the Council for their consideration of selling the lots, and asked about the lessees that could not currently afford to purchase their lot. Mr. Chesser answered that current leases would be honored, but the city would like to move out of the lease business. However, he noted again, that the Council has not made any final decisions yet regarding the sale of the lots.

Ms. Melany Weatherly asked about who would appraise the lots and Mr. Chesser answered that local appraisers would be preferred, but he could not provide any other details until further decisions were finalized.

Mr. Mark Knippers asked about the money he paid for his lease and if that would be applied to the purchase of the lot. Ms. Adams commented that individual lease questions would be better answered individually after the Council meeting.

Mr. Jack Douglas said that he had lost sales on his property because of the delays in assignments so he wanted to know if he could get his assignment done now. Mr. Chesser answered affirmatively, if the lessee would provide all the information to the city, then they could be placed on an agenda to be consented to by the City Council.

Mr. Don Hare questioned why the process was changing and Mr. Chesser explained that this would just be a new procedure for procuring consent from the city for approval of assignments.

Motion was made by Councilmember Boles to direct the City Attorney and the City Manager to draft a resolution concerning lake lot leases, second was made by Councilmember Rogers-Bennett.

Before voting, Councilmember Johnson requested clarification about the resolution and whether or not it will affect the leases needing to be assigned, asking if the assignment of leases will be dependent on the passage of the resolution. Mr. Chesser answered that the new procedure for assignments of lease will not be affected by the proposal of a resolution.

The Council returned to the motion and second. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

Mayor Forester asked Mr. Chesser to discuss Item G. regarding the right of way agreement and site lease agreement with Vero Fiber Networks, LLC. The agreements would allow 49,500 feet of fiber in the right of way for broadband service for \$61,000.00. The site lease would be for a 300 square foot site to be used as equipment storage and would be \$200.00 per month. He recommended approval of both agreements.

Motion was made by Councilmember Boles to approve the Site Lease and Right of Way Agreements with Vero Fiber Networks, LLC, second was made by Councilmember Anaya. Motion prevailed by the following vote:

Ayes: Councilmembers: Rogers-Bennett, Boles, Anaya, Johnson, Forester  
Nays: None/Motion Carries  
Voted: 5 to 0  
Absent: Bruner, Toof

#### **J. Items of Community Interest.**

Councilmember Rogers-Bennet noted that Piefest would be the upcoming weekend.

Councilmember Johnson asked that the Council consider the dumpster issue that was brought during citizen/visitor comments.

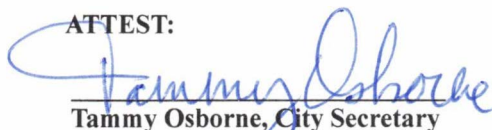
The City Secretary informed the Council and guests that Early Voting will be October 20, 2025, through October 31, 2025, between 8:00-5:00 each weekday at City Hall and Election Day voting will be November 4, 2025, at the First Baptist Church Activities Center from 7:00 a.m.-7:00 p.m.

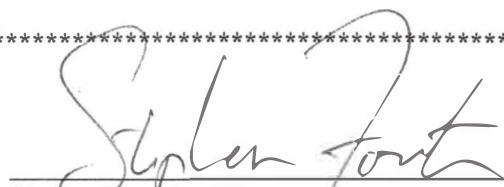
**VIII. ADJOURNMENT**

Motion was made by Councilmember Boles to adjourn, second made by Councilmember Anaya. Motion passed unanimously and the meeting adjourned at 8:29 p.m.

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ATTEST:

  
Tammy Osborne, City Secretary

  
Stephen Forester, Mayor

