



**CITY OF BANDERA
CITY COUNCIL REGULAR MEETING & PUBLIC
HEARING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, March 24, 2026 at 6:15 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. Call to order.

The meeting called to order at 6:15PM by Mayor Pro Tem McCabe.

PRESENT

Councilmember DeAnna McCabe
Councilmember Jeff Flowers
Councilmember Tammy Morrow
Councilmember Lynn Palmer
Councilmember Debbie Breen

ABSENT

Mayor Denise Griffin

2. Invocation and Pledge.

Councilmember Flowers offered the invocation and all stood for the pledges.

3. Visitors to be heard (shall not exceed 30 minutes total).

There were several people who signed up for the Flock cameras but wanted to wait till the agenda item to speak.

4. Public Hearing.

A. Public hearing for the purpose of hearing comments on requests to change the zoning classification for The Flour Sack from P3: Neighborhood to P4: Neighborhood Mixed Legal on property located at Property ID# 156685 Cypress, St. (Legal Description: Bandera Range 9, Lot 41 PT, City of Bandera, 0.221 A).

The Flour Sack owner Debra Johnson opened by discussing her vision for the bakery and why she would like it rezoned so that she would be able to have signage on the property. There was some concerns from other property owners in the area Gail Stone and Toni Kunz offered their input about the property and the original intent of the Master Plan. There was also concern about what could come of the property if the current owners sold and it was rezoned to P:4.

The public hearing was closed at 6:40PM

5. Presentations.

A. Presentation from Arlene Guerra on the Gumball Rally.

Carita with the CVB, Arlene with the BBA, and Richard with 11th street presented a preliminary plan for the event for street closures, a parade, the events and length of time the Rally would be in Bandera with excitement for the event. They stated they would be meeting with the Gumball Rally Staff on the following Sunday and would have a better idea on times and events.

B. Presentation of the City Of Bandera 2024-2025 Audit by Donald L. Allman, CPA, PA.

Presentation by Donald Allman CPA of the 2024-2025 Audit. Stating it was a pleasure working with staff and there were no findings so it was a good clean audit.

6. Discussion and possible action on the following items:

A. Appointment of Rhonda Raymond as the Municipal Court Clerk.

Judge Towers was present to swear in Rhonda Raymond as the new Municipal Court Clerk and thanked Jannett for her service to Bandera and wished her well in her retirement.

B. Approval of the 2024-2025 City Of Bandera Audit by Donald L. Allman, CPA, PA. Wright

There was a recess at 7:21 and it opened back at 7:27.

Motion made by McCabe to approve with the changes that were listed, Seconded by Breen.

All in favor, none opposed. Motion Passes.

C. Discussion and possible action on the rezoning request from The Flour Sack from P3: Neighborhood to P4: Neighborhood Mixed on property located at Property ID# 156685 Cypress, St. (Legal Description: Bandera Range 9, Lot 41 PT, City of Bandera, 0.221 A). Dickerson

Motion made by Councilmember Breen to approve the rezone, Seconded by Councilmember McCabe.

Voting Yea: Councilmember McCabe, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

Abstain: Councilmember Morrow

Motion Fails

D. Discussion and possible action regarding the Flock Camera System. McCabe

There was much discussion on the flock camera and what the options are for backing out of the contract. Motion made by Councilmember McCabe to deactivate and remove the cameras, Seconded by Breen. Motion withdrawn.

Motion made by McCabe to look into the contract and see if it is a possibility to not put anymore up or put them up and deactivate them, Seconded by Breen.

Voting Yea: Councilmember McCabe, Councilmember Morrow, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

E. Approval of a proposed 4X4 sign that would be erected at 210 Cypress at the Bandera City Park Horse Trailer Area.

Stephanie explained that the sign would be in a regulatory floodway and an application would be the first step. Attorney stated they need to go through the proper procedure.

Call for a recess at 8:22. Recess over at 8:27

Motion to table by McCabe, Seconded by Breen, all in favor none opposed. Motion passes.

F. Discussion and possible action on a request from 11th Street Cowboy bar for a street closure on 11th street between Cypress and Cedar from 11am Friday March 27, 2026, until Sunday March 29, 2026.

Motion made by Councilmember Palmer to approve, seconded by Councilmember Morrow. All in favor, none opposed. Motion passes.

G. Approval of Ordinance 457 for budget amendment to fund 73 for the (RED grant). - Wright

Treasurer Wright explains that this was a recommendation from the grant administrator. She explains it is a budget as a whole because monies are coming in and out and need a place to be allocated to and need to approve for potential changes for budget and scope of work.

Motion made by Councilmember Palmer, seconded by Flowers. All in favor, none opposed.
Motion passes.

H. Approval of Resolution 2026-001 awarding a contract to Spiess Construction Co. for the construction of the WATER SYSTEM IMPROVEMENTS TWDB PROJECT NO. 62793.

The wording on this agenda was incorrect, so the item needs to be tabled.

I. Discussion and possible action of the match for the TA Transportation Alternatives grant for \$478,000.00 of the 2.39 million grant award.

Motion made by Palmer to send to EDC for the match, Seconded by Flowers. Breen wants to know if the project can be pushed back for a while. Biggs explained that TXDOT is taking the reigns on the project and she can ask but she is not sure. She also stated that it could harm the City in future grants.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember Palmer, Councilmember Breen.

Voting Nay: Councilmember McCabe

Motion Passes

J. Discussion and possible action on a sign variance for JDS Bandera Properties, LLC located at 805 Main Street, Bandera TX Lot 25, PT28,.459A, Bandera Range II.

This item has already been resolved, and they will be picking up the permit tomorrow. Item is no longer needed.

K. Discussion and possible action regarding financials to be given monthly instead of quarterly. McCabe

Councilmember McCabe made a motion to have monthly financial specifically budget v/s actuals monthly at regular scheduled meetings. Seconded by Breen.

Voting Yea: Councilmember McCabe, Councilmember Morrow, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

Motion Passes

L. Discussion and possible action on the 2026 summer park season at the Bandera City Park.

Wright explained that with the current river levels and ecoli levels she doesnt see it making any money. She explained that it is alot of staff when a good revenue source when the river is up.

Councilmember Palmer made a motion open the season for the summer without charging, Seconded by Flowers. All in favor, motion passes.

M. Discussion on setting a date to review City Administrator applications in executive session.

Shelton explained that the posting closes on the 31st and would like them to send some dates that work with everyones schedule.

N. Discussion and possible action to remove and/or appoint EDC board members. McCabe

The Attorney asked to go into closed session for one application from the County Tax assesor.

Closed at 8:52PM

Opened at 8:59PM

Councilmember Palmer moved to appoint Diane Walters, Seconded by Breen, all in favor, motion passes.

Councilmember Morrow moved to appoint Andrea Jankowski, Seconded by McCabe, all in favor, motion passes.

Councilmember Breen moved to appoint Kim McAleb, Seconded by McCabe, all in favor, motion passes.

Councilmember Morrow moved to appoint Nancy DeFoster, Seconded by Breen.

Voting Yea: Councilmember McCabe, Councilmember Morrow, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

Motion Passes

Councilmember Breen moved to appoint Gay Guillot, Seconded by McCabe.

Voting Yea: Councilmember McCabe, Councilmember Morrow, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

Motion Passes

O. Discussion and possible action to revise Comp Time Policy. McCabe

Councilmember McCabe moved to Table, Seconded by Morrow. All in favor, none opposed, motion passes.

7. Closed Session.

Mayor Pro Tem McCabe closed the meeting at 9:03PM

A. The City Council will meet in closed session pursuant to Texas Government Code Section §551.071 (Consultations with Attorney), Main Street Shop and Lofts.

B. The City Council will meet in closed session pursuant to Texas Government Code Section §551.072 to deliberate the purchase, exchange, lease, or value of real property.

1.) Waste Water Treatment Plant

8. Action following Closed Session.

Mayor Pro Tem McCabe opened the meeting at 9:46PM.

Councilmember Palmer left the meeting during closed session.

There was no action following closed session.

9. Requests and Announcements.

A. Requests by Council to place items on an agenda.

Councilmembers will email their items.

Moving the workshop to April 7, 2026.

B. Announcements by Council.

No Announcements.

10. Adjourn.

Meeting was adjourned at 9:48PM

/s/ Jill Shelton

Jill Shelton, *City Secretary*