

MINUTES OF THE CITY OF GLEN ROSE SPECIAL CITY COUNCIL MEETING

Monday, September 28, 2026 at 5:30 PM

The Special Meeting of the City of Glen Rose met in a Regular Meeting on Monday, September 28, 2026, in the Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043, at 5:30 PM to consider the following items of business:

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Mayor Joe Boles called the meeting to order at 5:31 p.m.

INVOCATION

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledges of Allegiance to the United States and Texas flags.

ROLL CALL

Council Present

Joe Boles, Mayor
George Freas, Mayor Pro Tem
Richard Bruning, Councilmember
Patti Hawkins, Councilmember
Rusty Comer, Councilmember
Lauri Mapes, Councilmember (via Zoom)

Staff Present

Veronica Welch, City Secretary
David Lebron, Building Official
Traci Niedziela, Explore Glen Rose Director

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

Philip David spoke regarding concerns about the possible zoning changes on Elm Street and the creation of the R-5 district. He would like additional study to determine the long-term effects on landowners since the long-term data is limited. He does not want to see this new zoning used for infill in existing neighborhoods.

Caleb Melde talked about the Glen Rose Comprehensive Plan and how it states that existing neighborhoods' character needs protecting. Glen Rose has existing ordinances preventing overcrowding, and this R-5 zoning contradicts that.

Mary Allen attended the planning and zoning meeting and was disappointed by how it was conducted and did not have a good feeling after the meeting was over. She stated that the Chairperson kept interrupting the public speakers and kept talking about how the square footage and distances may affect the builders' profit margins.

Ymke Condy with the Planning and Zoning Committee wants to conduct a workshop on October 13, if possible, to develop a plan for this type of housing since there is a need for it. She stated that there is not enough input and that all stakeholders need to attend.

Allen Jenkins said these tiny homes would increase traffic and safety issues in the area and may affect property values.

Chuck Mayfield spoke about the tax perspective, saying manufactured homes are like buying a car that depreciates once it leaves the lot. He asked that the council not change the zoning to allow this type of housing because it maybe substandard construction.

Crystal Brown is a six-year resident and realtor in the area and wants to create ownership through affordable houses but asked why this is the only option. She stated that this type of housing is not financially feasible.

Credence Baker grew up in Glen Rose and would like to see a thoughtful housing plan. She stated that the community needs affordable housing and those options should fit into the area. It has been inconsistent and needs a clear vision and consistent implementation.

Scott Gipson stated that with the Amazon data center coming to the area, short-term rentals are filling up and hotels will be full. This may possibly hurt hotel occupancy tax due to longer stays in short-term rentals.

Matthew Kuchta spoke about the purpose of the meeting: to create an ordinance for the R-5 because the current zoning Rm2 already allows tiny homes in some areas.

State Representative Helen Kerwin spoke concerning the property values specifically in the Rosewood and Heritage Estates areas and that the R-5 zoning allows for 2500 square foot minimum for lots as opposed to R1 zoning, which has a 6600 square foot minimum.

PUBLIC HEARINGS

1. Public Hearing on the City of Glen Rose FY2026-2027 Budget
Mayor Boles opened the public hearing at 6:04 p.m. No one came forward to speak. Mayor Boles closed the public hearing at 6:04 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration, and possible action regarding an Ordinance adopting the City's 2026-2027 Budget
MOTION by George Freas and SECOND by Rusty Comer to approve Ordinance 2026-O-11 adopting the 2026-2027 fiscal year budget. MOTION CARRIED by the following votes:
AYES: George Freas, Patti Hawkins, Rusty Comer, Lauri Mapes, Rich Bruning
NOES: None
ABSTENTION: None
3. Discussion, consideration, and possible action regarding an Ordinance adopting the City's 2026 Ad Valorem Tax Rate
MOTION by George Freas and SECOND by Rich Bruning to approve Ordinance 2026-O-12 adopting the ad valorem tax rate of 0.265 per \$100 valuation. MOTION CARRIED by a 5-0 vote.
4. Discussion, consideration, and possible action regarding the ratification of the property tax revenue increase reflected in the proposed City of Glen Rose Fiscal Year 2026-2027 Budget
MOTION by George Freas and SECOND by Patti Hawkins to approve the ratification of the property tax revenue increase reflected in the proposed City of Glen Rose Fiscal Year 2026-2027 budget. MOTION CARRIED by a 5-0 vote.

PUBLIC HEARINGS

5. Public hearing regarding a request for a Specific Use Permit in order to operate a Custom Art Tattoo and Piercing Parlor located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone
Matthew Kuchta, the owner of Custom Art Tattoo and Piercing Parlor, spoke regarding his request for a specific use permit to operate his store in a B-2 zone. He has operated in Glen Rose for two years and wants to stay in the area. He asked council to transfer his current SUP to the new location.
Mayor Boles opened the public hearing at 6:04 p.m.
Chip Joslin spoke in favor of this SUP and stated that Glen Rose is an artist community and he fits in with the area. He requested that the council approve the specific use permit.
Mark Goetz, owner of Goetz Gym, spoke in favor of approving the SUP. He emphasized that this is not a request for a new SUP but a transfer to the new building.
Mayor Boles closed the public hearing at 6:14 p.m.
6. Public hearing regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing
Item was removed from the agenda.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration, and possible action regarding a request for a Specific Use Permit in order to operate a Custom Art Tattoo and Piercing Parlor located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone
MOTION by Rusty Comer and SECOND by Rich Bruning to approve the specific use permit as presented. MOTION CARRIED by a unanimous vote.
8. Discussion, consideration, and possible action regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing
Item was removed from the agenda.
9. Discussion, consideration, and possible action regarding the proposed right-of-way construction permit fee increase
MOTION by George Freas and SECOND by Rusty Comer to increase the right-of-way construction permit fee from \$50 to \$300 or the legally highest limit if lower than \$300. MOTION CARRIED by a 5-0 vote.
10. Discussion, consideration, and possible action regarding the adoption of a resolution prohibiting the installation, operation, and use of automated license plate reader systems (ALPR)
MOTION by George Freas and SECOND by Patti Hawkins to approve Resolution 2026-R-05 prohibiting the installation, operation, and use of automated license plate reader systems (ALPR). MOTION CARRIED by a 5-0 vote.
11. Discussion, consideration, and possible action on engaging P3 Works for retention and administration of PID and TIRZ for the City of Glen Rose and direct the Mayor to execute the proposed agreement
MOTION by Rusty Comer and SECOND by George Freas to accept the engagement letter and create documents for PID #1 and TIRZ #1 for the City of Glen Rose. MOTION CARRIED by a 5-0 vote. The Mayor will sign the contract after a 4-day period to review it.

ANNOUNCEMENTS/PRESENTATIONS

No announcements or presentations.

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

12. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, **to wit: City Administrator**
13. **Section 551.071 Consultation with Attorney** – to seek advice from its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter: **Interlocal Agreements**

Mayor Boles closed the special session at 6:52 p.m. and opened executive session at 6:57 p.m. Mayor Boles closed executive session at 7:07 p.m. and opened special session at 7:08 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

14. Discussion, consideration, and possible action on items discussed in executive session - Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Administrator
MOTION by Patti Hawkins and SECOND by George Freas to accept and proceed with the City Administrator Contract as presented. MOTION CARRIED by a 5-0 vote.
15. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
NO action taken on this item.

ADJOURN

Mayor Boles adjourned the meeting at 7:09 p.m.

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

BUDGET STATEMENT

In accordance with Texas Local Government Code Chapter 102, the proposed budget for the City of Glen Rose for Fiscal Year 2026-2027 has been filed with the City Secretary and is available for public inspection at City Hall and on the City's official website. The budget will raise \$109,738 more in total property tax revenue than last year's budget, which is a 12.12% increase from the FY 2025-2026 budget. The property tax revenue to be raised from new property added to the tax roll this year is \$24,026.96. A public hearing on the proposed FY 2026-2027 budget will be held in accordance with Texas Local Government Code 102.006. Following the public hearing, the City Council took action to adopt the budget.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles

Joe Boles, Mayor

ATTEST:

Veronica Welch

Veronica Welch, City Secretary