

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, September 08, 2026 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, September 08, 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 5:30 p.m.

INVOCATION

Pastor Owen McKnight from the Methodist church led the invocation.

PLEDGES OF ALLEGIANCE

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

ROLL CALL

Councilmembers Present

Joe Boles, Mayor
George Freas, Mayor Pro Tem
Rusty Comer, Councilmember
Patti Hawkins, Councilmember
Rich Bruning, Councilmember

Staff Present

Veronica Welch, City Secretary
Jim Holder, Public Works Director
David Lebron, Building Official
Traci Niedziela, Explore Glen Rose Director
Buck Martin, Police Chief

Absent: Lauri Mapes, Councilmember

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

Veronica Welch, City Secretary, recognized Jim Holder and the exceptional job he did during his time as Interim City Administrator.

Lupita Gutierrez and Traci Niedziela thanked Jim Holder for his service as Interim City Administrator and for supporting the City and staff during this transition.

ANNOUNCEMENTS AND PRESENTATIONS

1. Presentation by P3 Works Financing
Jordan Sawyer from P3 Works, a third-party administrator for special purpose districts, provided council with information on PIDs (public improvement districts) and TIRZ (tax increment reinvestment zone) financing tools that cities can use to provide improvements and incentives for developments within city limits or the ETJ.

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration, and possible action regarding a presentation by P3 Works Financing
NO action on this item. Council discussed the amount of land available for a PID or TIRZ within the city.

ITEMS REQUIRING PUBLIC HEARINGS

3. Public Hearing regarding the proposed tax rate for the fiscal year 2026-2027

Mayor Boles opened the public hearing at 6:16 p.m. No one came forward to speak. Mayor Boles closed the hearing at 6:16 p.m.

4. Public hearing regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1(Restricted Commercial District) to B-1 (Restricted Commercial District)

Natalie McKnight, representing the Methodist church spoke regarding the rezone and answer council questions. Mayor Boles opened the public hearing at 6:20 p.m. No one came forward to speak on the rezone. Mayor Boles closed the public hearing at 6:20 p.m.

5. Public hearing regarding a request to Rezone for Property located at 311 E Elm St., also known as Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526, from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Family Residential District and Multi-Building Residential District)

6. Public hearing regarding a request for a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in an R-2m (Single and Two-Family Residential District)

Items five (5) and six (6) were tabled for 90 days and requested to be placed on the agenda after the Planning and Zoning Commission had time to discuss and bring recommendations to Council.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration and possible action regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 (Restricted Commercial District)

MOTION by Rusty Comer and SECOND by George Freas to accept the rezone as presented.
MOTION CARRIED by a 4-0 vote.

8. Discussion, consideration and possible action regarding a request to Rezone for Property located at 311 E Elm St., also known as Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526, from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Family Residential District and Multi-Building Residential District)

MOTION by George Freas and SECOND by Rusty Comer to table this item for 90 days.
MOTION CARRIED by a 4-0 vote.

9. Discussion, consideration, and possible action regarding a request for Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in an R-2m (Single and Two-Family Residential District)
MOTION by George Freas and SECOND by Rusty Comer to table this item for 90 days.
MOTION CARRIED by a 4-0 vote.
10. Discussion, consideration, and possible action regarding a new zoning class R-5
MOTION by George Freas and SECOND by Rusty Comer to table this item for 90 days. MOTION CARRIED by a 4-0 vote.
11. Discussion, consideration, and possible action regarding the Garden Club Elm Street Bridge Christmas decorations
NO action taken. Council discussed purchasing new Christmas garlands for the Garden Club to decorate the Elm Street Bridge.
12. Discussion, consideration, and possible action regarding a special alcohol permit for the Dino Days Jamboree Event located at the Historic Square
MOTION by George Freas and SECOND by Patti Hawkins to approve a special alcohol permit for October 10th and 11th of the Dino Days Jamboree located on the Historic Square. MOTION CARRIED by a 4-0 vote.
13. Discussion, consideration, and possible action regarding the adoption of Ordinance 2026-O-10 to present to TxDOT for consideration to designate a portion of NE Barnard Street as a School Zone
MOTION by George Freas and SECOND by Richard Bruning to adopt Ordinance 2026-O-10 to present to TxDOT for consideration to designate a portion of NE Barnard Street as a school zone. MOTION CARRIED by a 4-0 vote.
14. Discussion, consideration, and possible action regarding Explore Glen Rose economic development opportunity
MOTION by Patti Hawkins and SECOND by George Freas to approve the economic development opportunity as presented by Explore Glen Rose. MOTION CARRIED by a 4-0 vote.
15. Discussion, consideration, and possible action regarding Special Purpose Districts
Item removed from agenda by Mayor.
16. Discussion, consideration, and possible action regarding the proposed right-of-way construction permit fee increase
Item removed from agenda by Mayor.
17. Discussion, consideration, and possible action regarding the adoption of a resolution prohibiting the installation, operation, and use of automated license plate reader systems (ALPR)
Item removed from agenda by Mayor.

CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

18. Consider approval or other action regarding the minutes of the August 11, 2026, Regular City Council Meeting, the minutes of the August 15, 2026, Special City Council Meeting, and the August 25, 2026, Regular City Council Meeting.
19. Consider approval or other action regarding the accounts payable report for August 2026
20. Consider approval or other action regarding the financial report for August 2026
MOTION by George Freas and SECOND by Rusty Comer to accept the consent agenda as presented. MOTION CARRIED by a 4-0 vote.

STAFF REPORTS

21. Public Works Director Report
22. Police Chief Report
23. Building and Planning Department Report
24. Code Enforcement and Animal Control Report
25. Explore Glen Rose Director Report
26. City Secretary's Report
27. City Administrator's Report

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:

28. **Section 551.071(2) of the Texas Government Code Consultation with Attorney** - on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: ETJ removal process and requirements
29. **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**
30. **Section 551.072 Deliberations Regarding Real Property: Deliberations regarding real property**

31. **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 regular session at 7:09 p.m. and opened executive session at 7:16 p.m. Mayor Boles closed the executive session at 8:16 p.m. and opened regular session at 8:17 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

32. Discussion, consideration, and possible action regarding matters discussed in Executive Session -Section 551.071(2) of the Texas Government Code on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: ETJ removal process and requirements
NO action.
33. 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

Staff directed to issue a contract to the prospective candidate with the latitude to change the term if necessary and remove the items as discussed and have the contract reviewed prior to sending to the candidate.
34. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.072 Deliberations Regarding Real Property: Deliberations regarding real property
NO action.
35. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
NO action.

ADJOURN

MOTION by George Freas and SECOND by Rusty Comer to adjourn the meeting. MOTION CARRIED by a 4-0 vote.

Mayor Boles adjourned the meeting at 8:19 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.

NOTE: Notice is hereby given that one or more members of the City Council may participate in this meeting by videoconference. A quorum of the City Council will be physically present at the posted meeting location, and the meeting will remain open to the public at that location. The audio and video of any Council Member participating remotely will be visible and audible to the public during the meeting in accordance with the Texas Open Meetings Act.

BUDGET STATEMENT

In accordance with Texas Local Government Code Chapter 102, the proposed budget for the City of Glen Rose for Fiscal Year 2025-2026 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 \$35,789 more in total property tax revenue than last year's budget, which is a 4.09% increase from the FY 2024-2025 budget. The property tax revenue to be raised from new property added to the tax roll this year is \$23,040. A public hearing on the proposed FY 2025-2026 budget was 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 this 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 remained posted for at least two hours after said meeting was convened.



APPROVED:



Joe Boles, Mayor

ATTEST:



Veronica Welch, City Secretary