

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, May 12, 2026 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, May 12, 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

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

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

ROLL CALL

Council Present

Joe Boles, Mayor
Lauri Mapes, Councilmember
Richard Bruning, Councilmember

Staff Present

Jim Holder, Interim City Administrator
Veronica Welch, City Secretary
Buck Martin, Police Chief
David Lebron, Building Official
Traci Niedziela, Explore Glen Rose Director
Jo McFarland, Deputy City Secretary

Outgoing Councilmembers

Stuart Mann, Mayor Pro Tem
Candace Scholz, Councilmember

Incoming Councilmembers

George Freas, Councilmember
Patti Hawkins, Councilmember
Rusty Comer, Councilmember

RECOGNITION OF OUTGOING AND INCOMING MAYOR AND COUNCIL

1. Comments from Outgoing Councilmember and Mayor Pro Tem
Mayor Pro Tem Stuart Mann and Councilmember Candace Scholz addressed the audience and thanked the remaining members of the council, staff, and residents for the opportunity to serve the community.
2. Administer Oaths of Office to Councilmembers
Veronica Welch, City Secretary, administered the Oaths of Office to Councilmembers George Freas, Patti Hawkins, and Rusty Comer.

3. Comments from Incoming Councilmembers
Councilmembers George Freas, Patti Hawkins, and Rusty Comer addressed the audience.
4. Discussion, consideration, and possible action regarding electing a Mayor Pro Tem
MOTION by Richard Bruning and SECOND by Rusty Comer to elect George Freas to serve as Mayor Pro Tem. MOTION CARRIED by a 5-0 vote.

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

No citizen or visitor comments.

ANNOUNCEMENTS AND PRESENTATIONS

The Mayor updated the councilmembers and citizens on the hearing regarding the Oncor line and noted that August 18 is when the PUC would make a final decision.

ITEMS REQUIRING PUBLIC HEARINGS

5. Public Hearing at the request of Chelsi Davis, on behalf of Patriot Tiny Homes, for a variance for the item listed below located on Tract: B5-3, Abst: A136, A136 MILAM CO SCH LD also known as 1302 NE Big Bend Tr
Mayor Boles opened the public hearing at 5:55 p.m. Pam Streeter spoke in favor of the item. Mayor Boles closed it at 5:56 p.m.
6. Public hearing, discussion and possible action by the Board of Adjustment at the request of Larry Kitchens, on behalf of owner K2 Inc, for a variance for the item listed below, in order to allow for an addition to the existing structure in an R-1 (Single Family) District located on Tract: 2, Abst: A136, A136 MILAM CO SCH LD, LILLY HOUSE ADDITION TRACT 2, ACRES .36 also known as 113 Lilly St.
Mayor Boles opened the public hearing at 5:59 p.m. Pam Streeter spoke in favor of the variance. Mayor Boles closed the public hearing at 6:00 p.m.

BOARD OF ADJUSTMENT

7. Discussion and possible action by the Board of Adjustment at the request of Chelsi Davis, on behalf of Patriot Tiny Homes, for a variance for the item listed below located on Tract: B5-3, Abst: A136, A136 MILAM CO SCH LD also known as 1302 NE Big Bend Tr
MOTION by Richard Bruning and a SECOND by George Freas to approve the request of Chelsi Davis on behalf of Patriot Tiny Homes for the 4 by 8 foot and 1 foot off the ground sign variance located at 1302 NE Big Bend Trail. MOTION CARRIED by a 5-0 vote.
8. Discussion and possible action by the Board of Adjustment at the request of Larry Kitchens, on behalf of owner K2 Inc, for a variance for the item listed below, in order to allow for an addition to the existing structure in an R-1 (Single Family) District located on Tract: 2, Abst: A136, A136 MILAM CO SCH LD, LILLY HOUSE ADDITION TRACT 2, ACRES .36 also known as 113 Lilly St.
MOTION by George Freas and SECOND by Lauri Mapes to approve the variance as requested. MOTION CARRIED by a 5-0 vote.
9. Discussion and possible action by the Board of Adjustment at the request of Michaella Ramler, on behalf of The Glen Hotel LLC, for a variance for the item listed below, located on Acres: 0.187, Tract: F7-24, Abst: A136, A136 MILAM CO SCH LD, TRACT F7-24 also known as 201 SW Barnard St.
MOTION by Richard Bruning and SECOND by George Freas to approve the variance as presented. MOTION CARRIED by a 5-0 vote.

INDIVIDUAL ITEMS FOR CONSIDERATION

10. Discussion, consideration, and possible action regarding a contract with Public Management to perform grant administration on the City's Soccer Park grant
MOTION by George Freas and SECOND by Rusty Comer to approve hiring Public Management to perform grant administration on behalf of the City's Soccer Park grant for the amount of \$94,000. MOTION CARRIED by a 5-0 vote.
11. Discussion, consideration, and possible action regarding Resolution 2026-R-09 to formally accept a donation from the LDL and Somervell Historic Foundations
MOTION by Rusty Comer and SECOND by Richard Bruning to approve Resolution 2026-R-09 formally accepting the donation from the LDL and the Somervell History Foundation. MOTION CARRIED by a 4-0 vote, with Lauri Mapes abstaining from the vote.
12. Discussion, consideration, and possible action regarding parking along Grace Street
This item was tabled for further research on parking solutions.
13. Discussion, consideration, and possible action regarding the parking lot located at Grace and Walnut
This item was tabled.
14. Discussion, consideration, and possible action regarding changing the name from the Convention and Visitors Bureau to Explore Glen Rose
Traci Niedziela, director of the Tourism department, presented this item. MOTION by Rusty Comer and SECOND by Lauri Mapes to change the name from the Convention and Visitors Bureau to Explore Glen Rose. MOTION CARRIED by a 5-0 vote.
15. Discussion, consideration, and possible action regarding the Tourism Advisory Board Members and Terms
MOTION by George Freas and SECOND by Rusty Comer to reappoint all Tourism Advisory Board Members with Kim McDonald, JC Stone, and Sarah De La Cruz serving a 1-year term and the rest of the board a two-year term. MOTION CARRIED by a 5-0 vote.

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.)*

16. Consider approval or other action regarding the minutes of the April 14, 2026, Regular City Council Meeting and the minutes of the April 28, 2026, Special City Council Meeting
17. Consider approval or other action regarding the accounts payable report for April 2026
18. Consider approval or other action regarding the financial report for April 2026
19. Consider approval or other action regarding Resolution 2026-R-06 Authorizing signatories for contractual and financial documents related to the Texas General Land Office Community Development and Revitalization Grant Program
20. Consider approval or other action regarding an ordinance amending the FY 2025-2026 General Fund Budget
21. Discussion, consideration, and possible action on approving Resolution 2025-R-08 regarding the First Financial Signatories

22. Discussion, consideration, and possible action on approving Resolution 2026-R-07 regarding the InterBank Signatories
23. Consider approval or other action regarding Ordinance 2026-O-03 establishing a “No Parking Zone” at Walnut Street from Grace Street to the Paluxy River

MOTION by George Freas and SECOND by Richard Bruning to accept the Consent Agenda as presented.
MOTION CARRIED by a 5-0 vote.

STAFF REPORTS

24. Public Works Director Report
25. Police Chief Report
26. Building and Planning Department Report
27. Code Enforcement and Animal Control Report
28. Convention and Visitors Bureau Director Report
29. City Secretary's Report
30. 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:

31. **Section 551.072 Deliberations Regarding Real Property**
32. **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**
33. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, **to wit: Event Coordinator**
34. **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**

Mayor Boles adjourned the regular session meeting at 7:15 p.m. and opened executive session at 7:20 p.m. Mayor Boles adjourned executive session at 8:45 p.m. and opened regular session at 8:49 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

35. Discussion, consideration, and possible action regarding items discussed in Executive Session - Section 551.072 *Deliberations Regarding Real Property*
Instructed staff to continue working with the developer and work through any issues that arise.

36. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
The interlocal agreement regarding the fire truck will be looked at by the city attorney.
37. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Event Coordinator
MOTION by George Freas and SECOND by Rusty Comer to publish a job opening for the Event Coordinator position for the Explore Glen Rose Department. MOTION CARRIED by a 5-0 vote.
38. 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
Resubmit assessments by June 2nd to allow for interviews to be arranged during the June 9th meeting.

ADJOURN

Mayor Boles adjourned the meeting at 8:50 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 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 said notice was posted on or before WEDNESDAY, MAY 6, 2026, 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