MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, February 10, 2026 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, February 10, 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

Councilmembers Present
Joe Boles, Mayor
Stuart Mann, Mayor Pro Tem
George Freas, Councilmember
Candace Scholz, Councilmember
Richard Bruning, Councilmember
Lauri Mapes, Councilmember

Staff Present
Jim Holder, Interim City Administrator
Veronica Welch, City Secretary
Buck Martin, Police Chief
David Lebron, Building Official
Traci Niedziela, CVB Department

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

Jacky Reeves spoke regarding her building renovation located at 800 Big Bend Trail and the problems she has encountered with previous City employees during her project. She stated that she has enough documentation to sue the City.

Mary Collier spoke regarding a labyrinth that she would like to gift to the City of Glen Rose for use in a park as a place for people to pray. It is a 20-by-30-foot canvas labyrinth, and once it begins to deteriorate, it can be disposed of. Ms. Collier provided a picture of the labyrinth for the council to look at.

Helen Kerwin informed the council that the grant the city applied for has been recommended for funding at the January 22, 2026, Texas Parks and Wildlife Commission meeting. The projects must receive final approval from the commission before entering into the agreement. The City has been approved for $750,000 in soccer park renovations. Ms. Kerwin informed the council that TXDot will provide federal grants for pedestrian and bike lane projects, and that these grants may help fund the pedestrian bridge project across the Paluxy River.
Ms. Kerwin told the council that she submitted all letters opposing the transmission line to the Public Utilities Commission and that the control number is changing. She encouraged all citizens of Somervell County to continue writing letters in opposition of the transmission line.

ANNOUNCEMENTS AND PRESENTATIONS

No announcements or presentations.

ITEMS REQUIRING PUBLIC HEARINGS

1. Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 301 Hereford St, Acres: 0.230, Tract: F7-2, Abst: A136, A136 MILAM CO SCH LD, TRACT F7-2 to operate in an R-1 (Single Family District)
   A representative of the property attended the meeting, and the Planning and Zoning Chairperson informed the council that the SUP was approved by the commission.
   Public Hearing was opened at 5:44 p.m. and closed at 5:45 p.m. with no public comment.

2. Public hearing regarding recommendations for clarification on Article 1.01.018 for the effective date of ordinance
   Public Hearing was opened at 5:49 p.m. and closed at 5:49 p.m. with no public comment.

3. Public hearing regarding recommendations for addition of Article 4.10 Short Term Rental to include information about the current SUP process, as well as density and zoning regulations
   Public Hearing was opened at 6:02 p.m. and closed at 6:02 p.m. with no public comment.

4. Public hearing regarding recommendations for amendments to Chapter 3, Building Regulations, Article 3.01 related to what effective code and when existing properties must be brought to the effective code
   Public Hearing opened at 6:17 p.m. Ann Carver spoke regarding the impacts Chapter 3, Building Regulations has on historic properties and stated this would need to be clarified because the historic building fall under different regulations. The Public Hearing was closed at 6:26 p.m.

5. Public hearing regarding recommendations for addition of Article 3.18 Building Unit Size Changes and Occupancy Factors
   The Public Hearing was opened at 6:31 p.m. Jacky Reeves requested clarification on the article and asked that it include a timeframe for the city to provide feedback to the applicant. She also requested clarification under the fire code portion of Article 3.18. The Public Hearing was closed at 6:37 p.m.

6. Public hearing regarding recommendations for amendments to the Preface to include more concise information about current versions of ordinances and when historical data is not represented
   No Public Hearing was held on this item.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 301 Hereford St, Acres: 0.230, Tract: F7-2, Abst: A136, A136 MILAM CO SCH LD, TRACT F7-2 to operate in an R-1 (Single Family District)
   MOTION by George Freas and **SECOND** by Lauri Mapes to approve the SUP located at 301 Herford Street to operate in an R-1 with the following stipulations: four (4) parking spots available on the property and no street parking allowed. **MOTION CARRIED** by the following votes:
   AYES: George Freas, Lauri Mapes, Richard Bruning, Candace Scholz
   NOES: Stuart Mann

8. Discussion, consideration, and possible action regarding recommendations for clarification on Article 1.01.018 for the effective date of the ordinance
   Item **TABLED** for further review and clarification by staff and city attorney.

9. Discussion, consideration, and possible action regarding recommendations for addition of Article 4.10 Short Term Rental to include information about the current SUP process, as well as density and zoning regulations
Item **TABLED** for further review and clarification by staff and city attorney.

10. Discussion, consideration, and possible action regarding recommendations for amendments to Chapter 3, Building Regulations, Article 3.01 related to what effective code and when existing properties must be brought to effective code
Item **TABLED** for further review and clarification by staff and city attorney.

11. Discussion, consideration, and possible action regarding recommendations for addition of Article 3.18 Building Unit Size Changes and Occupancy Factors
Item **TABLED** for further review and clarification by staff and city attorney.

12. Discussion, consideration and possible action regarding recommendations for amendments to Preface to include more concise information about current versions of ordinances and when historical data is not represented
This item was **REMOVED** from the agenda.

13. Discussion, consideration, and possible action regarding awarding a bid for the Well No.2 Pump Station Improvements Project
Chris Hay from EHT presented the two bids that were received and recommended to award the bid to TTE, LLC for the amount of $565,870. Final completion of the project is projected to take eight (8) months. This amount would be slightly over the budgeted amount for this fiscal year but can be added to the next fiscal cycle.
MOTION by George Freas and **SECOND** by Richard Bruning to award the bid to TTE, LLC for the bid amount of $565,870. **MOTION CARRIED** by unanimous vote.

14. Discussion, consideration, and possible action regarding a special alcohol permit for the Glen Rose Wine and Art Festival
Scott Gipson of the Wine and Art Festival provided an overview of the event and explained that a special alcohol permit from TABC is required for vendors to sell alcohol.
MOTION by Richard Bruning and **SECOND** by Stuart Mann to approve the special alcohol permit for the Wine and Art Festival. **MOTION CARRIED** by unanimous vote.

15. Discussion, consideration, and possible action regarding a special alcohol permit for the MS Bike Race event
Pam Streeter, representing the MS Bike Race event, gave an overview of the event and advised that the special alcohol permit would be in effect from 10 a.m. to 7 p.m. at Heritage Park. **MOTION** by Stuart Mann and **SECOND** by Lauri Mapes to approve the special alcohol permit for the MS Bike Race Event. **MOTION CARRIED** by unanimous vote.

16. Discussion, consideration, and possible action regarding an Ordinance vacating and/or abandoning, closing, and sale of a 95.55' by 54.96' right of way in Abstract A136 Railroad, Block 1, Lot 12
MOTION by George Freas and **SECOND** by Stuart Mann to approve the abandonment and deed transfer of a 95.55' by 54.96' right of way in Abstract A136 Railroad, Block 1, Lot 12, with the filing fee, survey, and deed costs to be paid by Chris and Gayla Reynolds. **MOTION CARRIED** by unanimous vote.

17. Discussion, consideration, and possible action regarding the utility applications and rabies control ordinance

MOTION by George Freas and **SECOND** by Stuart Mann to add an acknowledgement of the rabies control ordinance to the Application for Utility Service for customers to sign. **MOTION CARRIED** by unanimous vote.

Agenda items 23 & 24 were moved up.

23. Discussion, consideration, and possible action regarding the naming of the city park located behind the Expo
Councilmember Mann presented this item to rename the park located behind the expo the Nathan Beatty Recreational Park. There was a discussion regarding changing Park to Complex. **MOTION** by Stuart Mann and **SECOND** by Candace Scholz to name the park located behind the Expo, the Nathan Beatty Recreational Complex. **MOTION CARRIED** by unanimous vote.

24. Discussion, consideration, and possible action regarding the formation of a Park Committee
Councilmember Mann discussed forming a Parks Committee to involve the community in upcoming decisions for the City's parks. **MOTION** by Richard Bruning and **SECOND** by Stuart Mann to form a Parks Committee, with five (5) members and city staff. **MOTION CARRIED** by unanimous vote.

18. Discussion, consideration, and possible action regarding Resolution No. 2026-R-02 acknowledging the review and acceptance of the City of Glen Rose Investment Policy
MOTION by Stuart Mann and **SECOND** by Richard Bruning to approve Resolution No. 2026-R-02 confirming the review and acceptance of the City of Glen Rose Investment Policy. **MOTION CARRIED** by unanimous vote.

19. Discussion, consideration, and possible action regarding the approval of Resolution No. 2026-R-04 acknowledging the review and acceptance of the City's financial policy
MOTION by Richard Bruning and **SECOND** by Stuart Mann to approve the Resolution No 2026-R-04, acknowledging the review and acceptance of the City's financial policy with the amendments specified.
    Amendment to Section V Purchasing, E. to extend the amount from $50,000 to $100,000 and to follow the guidelines that are currently under E.
MOTION CARRIED by unanimous vote.

20. Discussion, consideration, and possible action regarding the approval of Resolution No. 2026-R-03 approving the Record Management Policy and Plan for the City of Glen Rose
MOTION by George Freas and **SECOND** by Stuart Mann to approve Resolution No. 2026-R-03 approving the Record Management Policy and Plan for the City of Glen Rose. **MOTION CARRIED** by unanimous vote.

21. Discussion, consideration, and possible action regarding Resolution No. 2026-R-01 calling the May 2, 2026 General Election
MOTION by Stuart Mann and **SECOND** by George Freas to accept Resolution No. 2026-R-01 calling the May 2, 2026, General Election. **MOTION CARRIED** by unanimous vote.

George Freas left the dias at 7:27 p.m. and came back at 7:28 p.m.

22. Discussion, consideration, and possible action regarding the design of the dinosaur purchased from the Lions Club
Council was directed to send Councilmember Mapes their top three (3) choices for the finalist in the design and naming of the dinosaur.
NO formal action taken on this item.

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.)*

25. Consider approval or other action regarding the minutes of the January 13, 2026, Regular City Council meeting

26. Consider approval or other action regarding the accounts payable report for January 2026

27. Consider approval or other action regarding the financial report for January 2026

28. Consideration or other action regarding the updated holiday schedule for the personnel policy handbook

    MOTION by Stuart Mann and **SECOND** by George Freas to accept the consent agenda as presented. **MOTION CARRIED** by unanimous vote.

STAFF REPORTS

29. Public Works Director Report

30. Police Chief Report

31. Building and Planning Department Report

32. Code Enforcement and Animal Control Report

33. Convention and Visitors Bureau Director Report

34. City Secretary's Report

35. City Administrator's Report

MAYOR AND COUNCIL MEMBER REPORTS

Councilmember Mann provided a brief update on the Oncor Rally held at the Expo, noting that the event was well attended and that Oncor had a new control number for the project.

Councilmember Freas reported that on February 20, 2026, Oncor would submit their preferred route to the Public Utility Commission.

Councilmember Freas reminded the council that a meeting was to be held at the Stephenville City Hall regarding the Rural Transportation Improvement meeting and that he would be in attendance with Richard Bruning. Council encourage citizens to voice their opinions as well.

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:

The Mayor adjourned the regular session at 7:46 p.m. and called to order the executive session at 7:52 p.m. The Mayor adjourned the executive session at 9:01 p.m. and called to order the regular session at 9:03 p.m.

36. **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**

37. **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**

38. **Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Convention and Visitors Bureau Director.**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

39. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – City Administrator
City Council directed staff to continue accepting applications and for the council to review and evaluate the current applications.

40. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
MOTION by George Freas and **SECOND** by Stuart Mann to adopt the 391 Resolution to join the regional planning commission and have Joe Boles, Jim Holder and Geroge Freas as members pending legal review and signature of the Mayor. **MOTION CARRIED** by unanimous vote.

41. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – CVB Director
MOTION by Stuart Mann, **SECOND** by Lauri Mapes to appoint Traci Niedziela as CVB Director and alter the job description. **MOTION CARRIED** by unanimous vote.

ADJOURN

The Mayor adjourned the meeting at 9:07 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.

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, February 4, 2026, and remained posted for at least two hours after said meeting was convened.

APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary