

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, January 13, 2026, at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, January 13, 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 Boles called the Regular City Council meeting to order at 5:30 p.m.

INVOCATION

Councilmember George Freas 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
Tex Toler, CVB Director
Traci Niedziela, CVB Marketing

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

Dennis Moore spoke regarding a dog bite his mother, Carol McCoy, received on Monday, December 5, 2026, at 4:30 p.m. The current city ordinance, 2.01.009 Rabies Control (a) Vaccinations, states that owners are required to comply with the ordinance within ten days after having moved into the city. Dennis stated that this ordinance has to be re-examined because there is no remedy for how the new resident makes it known that they own pets or whether the animal is vaccinated for rabies. Dennis asked that this issue be on the next City Council agenda in February.

ANNOUNCEMENTS AND PRESENTATIONS

No announcements or presentations.

INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, consideration, and possible action regarding the reappointment of the Municipal Judge and Associate Municipal Judge
Municipal Court Judge Marshall and Associate Judge Ballman were present and gave an overview of the court and its progress during their appointments.
MOTION by George Freas and **SECOND** by Stuart Mann to reappoint Judge Marshall and Associate Judge Ballman for a second term beginning April 2026 to April 2028. **MOTION CARRIED** by unanimous vote.

Item 15 was moved up in the agenda order

15. Discussion, consideration, and possible action to enter into a new contract for electricity
Todd Malcom from ADK Solutions joined the council meeting via Zoom and spoke about current and forecasted electricity trends and market numbers. He advised the council that it would be beneficial to lock in rates now with a new contract, at a minimum, a 36-month extension.
MOTION by George Freas, **SECOND** by Richard Bruning to enter into a contract with TXU Energy for eighty-nine (89) months beginning on June 1, 2027, to November 1, 2034. **MOTION CARRIED** by unanimous vote.

ITEMS REQUIRING PUBLIC HEARINGS

2. Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District)
The mayor opened the public hearing at 6:02 p.m. No public comments were made. The mayor closed the public hearing at 6:02 p.m. Pam Streeter, Planning and Zoning chairperson, stated that the commission had recommended approval of the permit.
3. Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100, Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District)
The Mayor opened the public hearing at 6:10 p.m. Sheyenne Smart came up to speak in opposition to the Specific Use Permit for this area, stating that this is a close-knit community and wants to keep it family-oriented. No one else came forward to speak. The Mayor closed the public hearing at 6:13 p.m. Pam Streeter, Planning and Zoning chairperson, stated that the commission had recommended approval of the permit.
4. Public hearing regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District)
The mayor opened the public hearing at 6:21 p.m. No public comments were made. The mayor closed the public hearing at 6:23 p.m.
Pam Streeter, Planning and Zoning chairperson, stated that the commission had recommended approval of the permit.

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration, and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District)
Councilmember Freas recused himself from the dias due to a conflict of interest. **MOTION** by Stuart Mann and **SECOND** by Lauri Mapes to approve the Specific Use Permit for a short-term rental at 410 SW Barnard Street. **MOTION CARRIED** by the following votes:
AYES: Stuart Mann, Candace Scholz, Richard Bruning, Lauri Mapes
NOES: None
ABSTENTION: George Freas
Councilmember Freas rejoined the dias after the vote.
6. Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100,

Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District)

MOTION by Stuart Mann and **SECOND** by Candace Scholz to approve the Specific Use Permit for short-term rental at the property located at 602 E Elm Street, with the restrictions of only two (2) parking spaces allowed and no street parking. **MOTION CARRIED** by unanimous vote.

7. Discussion, consideration and possible action regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District)
MOTION by Richard Bruning and **SECOND** by George Freas to rezone as submitted by owner Georgia Odom for the property located at 800 Hereford Street from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District. **MOTION CARRIED** by unanimous vote.
8. Discussion, consideration, and possible action regarding the MS Bike Race scheduled in May 2026
Sandy Harslem spoke about the upcoming MS Bike Race, scheduled for the first weekend in May. She stated that the race would like to use Heritage Park as the finish line for the event, including overnight camping and a special-use alcohol permit. She was informed that the permit would have to come before the City Council in a separate vote at the next meeting. She is asking that the City would waive the fees for the park.
MOTION by George Freas and **SECOND** by Richard Bruning to approve the use of Heritage park and a special use alcohol permit for the MS Bike Race Event on May 2, 2026. **MOTION CARRIED** by unanimous vote.
9. Discussion, consideration, and possible action regarding FY 2025 Façade Grant Recipients
MOTION by George Freas and **SECOND** by Stuart Mann to approve the 2025 Façade Grant Recipients. **MOTION CARRIED** by unanimous vote.
10. Discussion, Consideration, and possible action on appointing members to the Planning and Zoning Commission
MOTION by George Freas and **SECOND** by Stuart Mann to reappoint Rex Miller to serve another term and to appoint Ymke Condy to the Planning and Zoning Commission. **MOTION CARRIED** by unanimous
11. Discussion, Consideration, and possible action on appointing members to the Historic Preservation Commission
MOTION by Stuart Mann and **SECOND** by Lauri Mapes to reappoint Melinda Patrick and Anne Carver to the Historic Preservation Commission for another term. **MOTION CARRIED** by unanimous vote.
12. Discussion, Consideration and possible action on appointing members to the CVB Advisory Board.
MOTION by George Freas and **SECOND** by Stuart Mann to appoint Sheyenne Smart to the CVB Advisory Board. **MOTION CARRIED** by unanimous vote.
13. Discussion, consideration, and possible action regarding the official name of the new city annex building
MOTION by George Freas and **SECOND** by Stuart Mann to make the official name of the new City building the "City of Glen Rose Lane Memorial Building". **MOTION CARRIED** by unanimous vote.
14. Discussion, consideration, and possible action regarding the increase in the TMRS rate from 7% to 8%
NO action taken on this item.

The joint work session was cancelled and will be rescheduled for the next City Council meeting in February.

JOINT WORK SESSION WITH CVB ADVISORY BOARD

16. Call to Order
17. Discussion regarding CVB Hotel Occupancy Tax (HOT) funds
18. Adjourn

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.)*

19. Consider approval or other action regarding the minutes of the December 9, 2025, Regular City Council Meeting
20. Consider approval or other action regarding the accounts payable report for December 2025
21. Consider approval or other action regarding the financial report for December 2025
22. Consider approval or other action regarding Ordinance 2026-O-01

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

STAFF REPORTS

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

30. **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.**

31. **Section 551.072 Deliberations Regarding Real Property: Deliberations regarding real property and potential impacts to city tax revenues related to annexation and exemption status of properties**
32. **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**

The Mayor adjourned the regular session at 7:38 p.m. and called to order the executive session at 7:42 p.m. The Mayor adjourned the executive session at 9:11 p.m. and called to order the regular session at 9:12 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

33. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – CVB Director
MOTION by George Freas and **SECOND** by Candace Scholz to accept the resignation of Terry Tex Toler from the position of CVB Director. **MOTION CARRIED** by unanimous vote.
34. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.072 Deliberations Regarding Real Property: Deliberations regarding real property and potential impacts to city tax revenues related to annexation and exemption status of properties
Directed Councilmember Freas to gather more information and contact the Texas Municipal League regarding the issue.
35. 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
Directed staff to re-engage with the current City Administrator candidate and offer additional terms.

ADJOURN

The Mayor adjourned the Regular City Council meeting at 9:16 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, January 07, 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