



**CITY OF BANDERA
CITY COUNCIL REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, January 27, 2026 at 6:30 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. Call to order.

The meeting was called to order at 6:30 PM all councilmembers were present.

PRESENT

Mayor Denise Griffin
Councilmember Lynn Palmer
Councilmember Jeff Flowers
Councilmember Tammy Morrow
Councilmember DeAnna McCabe
Councilmember Debbie Breen

2. Invocation and Pledge.

Councilmember Flowers offered the invocation and all stood for the pledges.

3. Visitors to be heard (shall not exceed 30 minutes total).

There were two visitors to be heard, David Redford and Patricia Moore.

4. Staff Reports.

A. Quarterly Investment Report- Wright

Municipal Court Report- Wright

Treasurer Allyson Wright provided the Investment report and the Municipal Court report.

5. Consent Agenda.

A. Approval of Minutes from the regular City Council meeting on January 13, 2026.

Motion made by Councilmember Morrow to approve the consent agenda, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

6. Discussion and possible action on the following items:

A. Take any appropriate action for a reimbursement to TJ's @ The Old Forge for plumbing repairs and loss of daily sales. - Jill Dickerson

The City Attorney asked to take the meeting into closed session for legal advice.

Motion made by Councilmember Palmer to go into closed session, Seconded by Councilmember Flowers.

Voting Yea: Councilmember Flowers, Councilmember Palmer

Voting Nay: Councilmember McCabe, Councilmember Morrow, Councilmember Breen

The Attorney stated that he can not legally advise them on the matter without Council waiving Attorney client privilege. There was some discussion on the next steps.

Lynn Made a motion to waive Attorney client privilege since they want it in open session. There was no second, Morrow states she wants to be able to discuss, Flowers states

the reason for closed is so that the Attorney can advise them on how to discuss based on the law. Motion died.

Breen made a motion to go into executive session, Seconded by Palmer. All in favor

The meeting was closed at 6:48PM

The meeting reconvened at 7:09PM

The Attorney stated that in order for the City to be able to pay this claim there are certain provisions in the Code of Ordinances that need to be followed which have not been met. The Attorney provided the documentation to Arlene and stated until those are met the City Council can not take action. The Mayor stated it would come back once they are provided all the information.

B. Request from BBA for permission to use section A of the City Park June 6,7, and 8th for a vendor market and taste of Bandera event. -Jill Dickerson

Motion made by Councilmember Flowers to approve BBA Permission to use Section A of the City Park June 6,7, and 8th at no fee, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

C. Cowboy Capital Trail Riders Association is requesting permission to camp one night on February 9, 2026 in the horse parking area located at 210 Cypress on the trail ride to the San Antonio Livestock show. - Jill Dickerson

Motion made by Councilmember Flowers to approve Cowboy Capital Trail Riders permission to camp one night on February 9, 2026 in the horse parking area located at 210 Cypress on the trail ride to the San Antonio Livestock show , Seconded by Councilmember Palmer.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

D. Discussion and possible action regarding the status of the Flood Warning System. - McCabe

Terry Wells updated the Council on the existing alarm system that has to be manually turned on and off. There was discussion on when to test the alarm. Terry recommended the first Wednesday of every month at noon starting in March. It was decided that it should go on the water bill, text my gov and internet.

E. Discussion and possible action regarding Bandera City Hall lease and how the City should proceed. -McCabe.

Motion made by Councilmember McCabe to negotiate with the County to purchase and or renew the lease for the tract of land currently housing City Hall at 511 Main Street, Seconded by Councilmember Breen. Deanna stated that she spoke to someone about it at the County.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

F. Amendment to 1.03.0094 Citizens' forum/ public comment ordinance. -Tammy Ott Morrow

Councilmember Morrow stated there were a lot of changes and why there were so many changes when they only requested one. Attorney Grove explained that there were some changes in the legislature to comply with TOMA.

Motion made by Councilmember Morrow to table , Seconded by Councilmember McCabe.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

G. Discuss and possible action regarding the process for hiring a City Administrator to include where to advertise, salary range, and qualifications. - Palmer

There was discussion about what the expectations are in looking for a new City Administrator.

Motion made by Councilmember Morrow to approve the Mor recommendation to approve Jill Shelton as the interim City Administrator until someone is hired, Seconded by Councilmember Flowers.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

The council had a consensus to have Jill post the job on TML, locally and on the website, email the last people that applied, salary range from 80-100K until March 30, 2026.

H. Discussion and possible action on setting a date and time for a Budget Workshop. Morrow/McCabe

Motion made by Councilmember McCabe to set a workshop for March 31, 2026 at 6:30, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Voting Nay: Councilmember Flowers

I. Discussion and possible action regarding sale of multiple tracts of real property to the City of Bandera to include Councils' direction in regard to said property. -McCabe

Motion made by Councilmember McCabe to reject the EDC's offer to the City to purchase EDC property for \$1.00 and request the EDC to put on the market for public sale any property they no longer wish to own, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember McCabe, Councilmember Breen

Voting Nay: Councilmember Flowers, Councilmember Palmer

7. Closed Session.

The mayor closed the meeting at 8:16PM

A. The City Council will meet in closed session pursuant to Texas Government Code Section §551.071 (Consultations with Attorney), Main Street Shop and Lofts.

B. The City Council will meet in closed session pursuant to Texas Government Code Section §551.072 to deliberate the purchase, exchange, lease, or value of real property.

1.) Waste Water Treatment Plant

8. Action following Closed Session.

The mayor opened the meeting at 9:18 and there is no action taken.

9. Requests and Announcements.

A. Requests by Council to place items on an agenda.

Council will email the items.

B. Announcements by Council.

On February 11th the XTX trail will have a presentation at 2PM at the National Icehouse.

10. Adjourn.

The meeting was adjourned at 9:20PM

/s/ Jill Shelton

Jill Shelton, *City Secretary*