CITY OF BANDERA

CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, October 13, 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.

Mayor Pro Tem McCabe called the meeting to order at 6:30 PM.

PRESENT

Mayor Denise Griffin, Councilmember DeAnna McCabe, Councilmember Tammy Morrow, Councilmember Debbie Breen, Councilmember Allen Jehle, Councilmember Jeff Flowers.

ABSENT

Mayor Denise Griffin

2. Invocation and Pledge.

All stood for the pledges. Councilmember Flowers offered the invocation.

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

There were four visitors to be heard. Rilla Stephens, Laura Devenport, Linda Wilder, and Shelly Komalski. They wanted to speak on the agenda items they were there for.

4. Proclamation.

Recognizing The Hal & Charlie Peterson Foundation, of Kerville, Texas, est 1944.

For its generous grant of $50,000.00 to the City of Bandera Marshal's Department.

Mayor Pro Tem McCabe read the proclamation and presented it to Marshal Heidelberg recognizing The Hal & Charlie Peterson Foundation, of Kerville, Texas, est 1944. For its generous grant of $50,000.00 to the City of Bandera Marshal's Department.

5. Consent Agenda.

A. **Approval of minutes from August 4, 2025, August 17, 2026, August 25, 2026, August 27, 2026 and September 8, 2026 City Council Meetings.**

Councilmember Breen moved to approve the consent agenda. Seconded by Councilmember Morrow.

All in favor. Motion passes.

6. Discussion and possible action on the following items:

A. **Authorize procurement of Motorola Solutions camera system for City of Bandera Marshal department per the Motorola Solutions Quote- 3799822, $86,789.64.**

There was some discussion on how the difference from the grant of $50,000.00 would be paid for. Adminstrator Kunz explained that the difference of $36,789.64 would be paid out and budgeted for over the next 4 years for $9,197.41 each year.

Councilmember Flowers moved to approve. Seconded by Councilmember Morrow.

All in favor. Motion passes.

B. **Resolution authorizing the submission of an application for the 2027-28 TxCDBG Community Development Fund Grant.**

Councilmember Flowers moved to approve resolution authorizing the submission of an application for the 2027-28 TxCDBG Community Development Fund Grant. Seconded by Councilmember Breen.

Councilmember Flowers ammended his motion to strike the verbage resolution form item 6B, Councilmember Breen seconded the ammendment.

All in favor. Motion passes.

Councilmember Flowers moved to approve to the authorization to submit an application for the community fund grant to be used for street impovementss. Councilmember Breen seconded the ammendment.

All in favor. Motion passes.

C. Approval of the 2027 Holiday Calendar.

Kunz explained that we usually mimick the County.

Councilmember Morrow moved to approve the 2027 Holiday Calendar, Seconded by Councilmember McCabe.

All in favor. Motion passes.

D. Request from the EDC board for approval of a $17,100.00 expenditure for clearing and improving the entire Settlers Park property at Hackberry and 2nd Streets, including stump removal and debris haul-off, using Seventh Generation as recommended by the board at its September 23, 2026 EDC meeting.

There was some discussion on what was going to be done. The EDC went out for bids and have chosen a company for the land clearing. The EDC president spoke stating they plan to clean it up and make it a walking park or bird sanctuary they are not certain yet but getting it started by cleaning and removing debris and dead trees.

Councilmember Flowers moved to appoove the $17,100.00 expenditure for clearing and improving the entire Settlers Park as stated in the agenda item. Seconded by Councilmember Jehle.

All in favor. Motion passes.

E. EDC Budget Amendment.

Councilmember McCabe moved to approve the Budget Amendment to move $17,100.00 from general fund to land improvement. Seconded by Councilmember Breen.

All in favor. Motion passes.

F. Request from the Cowboy Capital Association for a street closure for the First Friday Vendor Market on November 6, 2026.

There were several visotors to be heard that spoke against the street closure due to traffic and the impact of the light on Cypress Street. The president of the Chamber also had concerns about why they were doing an event on the first friday when the BBA historically has their event on the first Saturday of the month for many years. Linda Wilder also addressed some concerns about the chamber members being solicited and are getting confused between the different associations. Rilla. Stephens also addressed concerns about the vendors competing with the local buisness's as well as the traffic concerns on hunters weekend. Laura Devenport is concerned about ever closing Cypress because it is one of the main roads to get out of town.

Mr. Hernandez had his turn to speak on his request, stating that all the businesses on that street agree with his request for the street closure. He also provided a list of people who signed a petition asking the Council to be more pro-business and giving the local businesses the opportunity to get more foot traffic. Council questioned why it needs to be there and not on the court house lawn. Hernandez further states the First Friday program has been marketed heavily.

Councilmember Morrow moved to deny the street closure, seconded by Councilmember McCabe.

Voting Yea:Councilmember Morrow, Councilemember Jehle, Councilmember McCabe, Councilmember Breen

Voting Nay: Councilmember Flowers

G**. RFP applicants for Auditor services for the City of Bandera**.

There was some discussion concerning the two firms that were recieved and scored by Kunz, Jehle, and Mayor Griffin and an average of what the scores were. One company did not have much background in municipal governement.

Councilmember Jehle moved to select LSL for the auditor for the year. Seconded by Councilmember Breen.

All in favor. Motion passes.

H**. RFP applicants for legal representation for the City of Bandera.**

There was a question about if the Citys current Attorney turned in a RFP, Kunz stated that they do not submit for current contracts, but they would be happy to continue to support the City.

The Council reviewed and discussed the RFP's for Attorney Services.

Councilmember Breen moved to table. Seconded by Councilmember McCabe.

All in favor. Motion passes.

I. Street closure policy. (McCabe)

Councilmember McCabe made a motion that all street closure requests come before City Council for approval. Seconded by Councilmember Breen.

There was some discusssion on the application process that was recently created, there is no street closure policy in place. Kunz explained that if you had a policy, it would not need to come to Council.

Councilmember McCabe ammended her motion to say all street closure application requests come before City Council for approval. Ammendment seconded by Councilmember Breen.

All in favor. Motion passes

J**. Article 1.03.093 Agenda Officer. (McCabe)**

Councilmember McCabe moved to ammend Article 1.03.096 to read to distribite the agenda packets for all regularly scheduled meetings to members of the governing body no later than two buisness days prior to the scheduled meeting. Seconded by Councilmember Morrow.

All in favor motion passes.

Councilmember McCabe moved to add to Article 1.03.093 for all members of the governing body to receive the draft agenda for review 24 hours prior to the final agenda being posted. Seconded by Councilmember Morrow.

All in favor motion passes.

K. **Rezone all of Maple St and all of 10th St (both sides) from P3 zoning to P4. Breen**

There was discussion on what lots on Maple are P3 and P4, Breen states that you can not build a house in P3 and she wants all of 10th and Maple to be rezones on both sides to be rezoned. Further stating Main Street is very hard to open a business on, and it opens the business district.

Kunz explained this was all discussed the first time the master plan was done and it was all evaluated at that time and that it all should be done again as part of the new grant money for resilient communities. The reason 10th street is the way it is because it shows a clear line of which ones are residents or businesses. She states doing it as part of the grant saves the city money and gives time for public input.

The costs associated with rezoning is the mailing of the certified letters, codification and publishing in paper for public hearings.

Councilmember Breen moved to rezone all of Maple and both sides of 10th street from P3 to P4. Seconded by Councilmember McCabe.

Councilmember Breen amended her motion to start to evaluate and potentially rezone all of Maple and both sides of 10th street from P3 to P4. Seconded by Councilmember McCabe.

In Favor: Councilmember Breen, Councilmember McCabe, Councilmember Morrow

Nay: Councilmember Flowers, Councilmember Jehle

Motion Passes.

L. **Requirement that all short-term rentals (STRs) register with the City of Bandera and pay a permit or license fee annually. (Breen)**

What Councilmember Breen would like to see happen is for short-term rentals to be registerd and licensed with the city and pay an annual fee. Councilmember Jehle states you will need to set requirements in the Ordinances and have it codified. Further stating it is very technical and requires a lot of research and evaluation. There will be more research and it will come back for further discussion and a possible town hall meeting as well as a working group put together.

There was no action on this item.

7. Closed Session.

Mayor Pro Tem McCabe closed the meeting at 8:34.

A. 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.

Mayor Pro Tem McCabe opened the meeting at 8:51.

There was no action.

9. Requests and Announcements.

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

Permitting Software.

B. **Announcements by Council.**

County Fair was a huge success and Breen thanked everyone that worked at the County Fair and those that showed up at the opening ceremony. Jehle announced the visit of the UK Consulate General and trying to bring back the relationship with the sister City.

C. City Administrator Update.

Ordinances and projects to set up working groups with the Council to go over items.

Local organizations liasons list will be coming out. TxDot meeting was good she went over all the issues in the City and has opened the communication. Cross Country meet in park and then homecoming parade at 6PM and ends in the park.

Staffing plans for treasurer she has agreed to continue with the part-time person and Cassie doing accounts payable until she gets a qualified candidate for the full-time position. Hired a new clerk today that will be trained in permitting area, front in code compliance support, and backup utility clerk.

10. Adjourn.

The meeting was adjourned at 9:07PM

/s/ Jill Shelton Dickerson

Jill Shelton Dickerson, City Secretary