

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, July 14, 2026 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, July 14, 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 regular meeting to order at 5:33 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

City Council Present

Joe Boles, Mayor
George Freas, Mayor Pro Tem
Lauri Mapes, Council Member
Patti Hawkins, Council Member
Rusty Comer, Council Member
Richard Bruning, Council Member (via Zoom)

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

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

No citizen or visitor comments.

ANNOUNCEMENTS AND PRESENTATIONS

No announcements or presentations.

ITEMS REQUIRING PUBLIC HEARINGS

1. Public hearing regarding a request for a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)
This item was REMOVED from the agenda and not discussed.

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding a request for Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)
This item was REMOVED from the agenda and not discussed.

Item 6 was moved up by the Mayor.

6. Discussion, consideration, and possible action regarding the adoption of the Atmos Franchise Agreement Ordinance
MOTION by George Freas and SECOND by Patti Hawkins to accept the Atmos Franchise Agreement Ordinance with a 10-year term at 5% annual pay. MOTION CARRIED by a 5-0 vote.
3. Discussion, consideration, and possible action regarding an August Saturday workshop session
MOTION by Rusty Comer and SECOND by Lauri Mapes to hold a City Council Workshop on August 15th, 2026 at 300 NE Barnard Street at 8 a.m. MOTION CARRIED by a 5-0 vote.
4. Discussion, consideration, and possible action regarding an updated salary study for all city employees' positions
NO action. Staff directed to gather bids from companies for the salary survey.
5. Discussion, consideration, and possible action regarding Council assignments
Council discussed assignments for various City interests.
Interlocal agreements: Mayor and City Administrator
TXDOT: Mayor
TEX-21: Councilmember Freas, Mayor and City Administrator
Park Development: Councilmember Lauri Mapes and Councilmember Patti Hawkins
These assignments will be discussed further at the Workshop.
7. Discussion, consideration, and possible action regarding the approval of Ordinance No. 2026-O-06
Mayor Pro Tem Freas requested language added to include a development agreement in lieu of the sale of the land. MOTION by Patti Hawkins and SECOND by Rusty Comer to approve Ordinance No. 2026-O-06 and add section "d) Subsequent Offers: If a property owner declines to purchase their portion of the abandoned street, the City shall offer that portion to the remaining adjoining property owners. Offers shall continue in sequence until all adjoining owners have been provided an opportunity to purchase. If this real property becomes consideration in a development agreement and is mutually beneficial to both parties, the development agreement can negate the formally adopted process by City Council. "MOTION CARRIED by a 5-0 vote.
8. Discussion, consideration, and possible action regarding the approval of Ordinance No. 2026-O-07, abandonment of a right-of-way
MOTION by Rusty Comer and SECOND by Patti Hawkins to approve the abandonment based on a development agreement with the developer. MOTION CARRIED by a 5-0 vote.
9. Discussion, consideration, and possible action regarding the Senior Citizen budget request for fiscal year 2026-2027
Jurhee Knowles presented the request for funds to the Somervell County Committee on Aging for the fiscal year 2026-2027. After her presentation and discussion, she requested \$50,000. MOTION by Patti Hawkins NO SECOND to approve the request for \$50,000 for the SCCOA budget. MOTION DIED. MOTION by Rusty Comer and SECOND by Lauri Mapes to TABLE item until budget meeting. MOTION CARRIED by the following votes:
AYES: Rusty Comer, Patti Hawkins, Lauri Mapes, Richard Bruning
NOES: NONE
ABSTENTION: George Freas
10. Discussion, consideration, and possible action regarding the Fiscal Year 2026-2027 budget
NO ACTION on this item.
11. Discussion, consideration, and possible action regarding the nominations to the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool

MOTION by Rusty Comer and SECOND by George Freas to have no nominations from the City of Glen Rose for the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. 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.)*

12. Consider approval or other action regarding City Council Minutes for the June 23, 2026, Regular City Council meeting
13. Consider approval or other action regarding the accounts payable report for June 2026
14. Consider approval or other action regarding the financial report for June 2026
MOTION by Rusty Comer and SECOND by Patti Hawkins to approve the consent agenda as presented.
MOTION CARRIED by a 5-0 vote.

STAFF REPORTS

15. Public Works Director Report
16. Police Chief Report
17. Building and Planning Department Report
18. Code Enforcement and Animal Control Report
19. Explore Glen Rose Director Report
20. City Secretary's Report
21. 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:

22. **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**
23. **Section 551.072 Deliberations Regarding Real Property: Deliberations regarding real property**
24. **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**

Mayor Boles adjourned the regular session at 7:12 p.m. and opened executive session at 7:18 p.m.

Mayor Boles adjourned executive session at 9:51 p.m. and opened regular session at 9:52 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

25. 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
Staff directed to schedule special meetings to interview candidates for the City Administrator position and have the council rate candidates.
26. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.072 Deliberations Regarding Real Property:
Staff to address the appropriate uses for businesses on the downtown square with the current property owner.
27. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
Waiting on responses from the CVB and Fire Marshal interlocal agreements with Somervell County.

ADJOURN

Mayor Boles adjourned the meeting at 9:53 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.

NOTE: Notice is hereby given that one or more members of the City Council may participate in this meeting by videoconference. A quorum of the City Council will be physically present at the posted meeting location, and the meeting will remain open to the public at that location. The audio and video of any Council Member participating remotely will be visible and audible to the public during the meeting in accordance with the Texas Open Meetings Act.

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 remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary