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City of Frost, Texas
Regular City Council Meeting Minutes
June 1, 2026

In accordance with the Texas Open Meetings Act (TX Govt. Code, Title 5-C, Chapter 551), the Frost City Council held a Regular Business Meeting at 6:00 p.m. on June 1, 2026, at City Hall, 100 N. Garrity St., Frost, Texas.

Present:
Mayor Shannon Wayman
Aldermen: Jason Murray, Megan Welborn, Kimi Muldner, Amber Whitley

Absent:

Alderman Stormi Upton

Others Present: Juli Reeves, Guy Chapman- NAVCO Chronicle, Gary Wayman, Kenneth Haws, Melissa Clayton, Joe Prokop, Jeanne Dobbs, LaDonna Dean, Sandi Prokop, Joseph Murphy, Erika Dowdle, Janice Hazelwood, Velma Ballew

1. Call to Order
   The meeting was called to order at 6:00 p.m., and a quorum was established.
2. Pledge and Invocation
   The meeting began with the Pledge of Allegiance to the United States and Texas flags. The invocation was given by Alderman Jason Murray.
3. Citizen Comments
   Joe Prokop congratulated the winners of the election. He also offered words of encouragement, stating that while city business can sometimes be difficult, not all citizens are opposed to city employees and their efforts.

   Velma Ballew reported that a stop sign had fallen on Whiteselle Street and stated that Public Works needed to reinstall it. She also shared that she has been helping improve the City of Frost by walking the streets and picking up trash.
4. Consent Items
   Questions were raised regarding certain items listed in the financial statements as "Uncategorized Expenses." Mayor Shannon Wayman stated that the matter would be reviewed. City Secretary Juli Reeves noted that QuickBooks had recently

completed a system update and stated that she had also noticed the issue and would investigate further.

Alderman Amber Whitley made a motion to approve the consent items. Alderman Megan Welborn seconded the motion. The motion carried.

5. Mayor's Report
   Police Department: Mayor Wayman reported that the city is waiting on final paperwork to be returned and emphasized the city's commitment to ensuring the hiring process is completed properly. Alderman Whitley asked whether a special meeting could be held to expedite hiring. Mayor Wayman confirmed that a special meeting could be called if necessary.

Water Line Break: A water line break occurred in the Williams Addition. Repairs were completed the same day, and a boil water notice was issued.

City-Wide Cleanup: Fourteen dumpsters were filled during the cleanup week.

Park Donation: Mayor Wayman announced that the city would officially receive a $25,000 donation for the park on Friday at noon.

iWorQ Implementation: Progress continues with implementation of the iWorQ system. Code enforcement is now operational. The next phases will include permitting, inspections, and work order management.

Water Billing System: Mayor Wayman reported that RVS offers expanded capabilities, including ACH processing and real-time credit card posting. Discussions with RVS are ongoing with the goal of streamlining utility billing operations.

Budget Season: The city's goal this year is to streamline the budget process and present more information during regular business meetings to reduce the need for additional special meetings.

Alderman Kimi Muldner commented that many positive developments are taking place within the city and stated that it is an exciting time to be involved.

6. Discuss and Appoint Mayor Pro Tem for 2026–2027
   Discussion was held regarding the appointment of the Mayor Pro Tem for the 2026–2027 term. Duties assigned to the position include responsibilities designated by the council, including holding the city bank card.

Alderman Murray asked whether the council was considering a change. Mayor Wayman explained that the appointment is required annually.

Alderman Muldner made a motion to retain the current Mayor Pro Tem, Alderman Megan Welborn. Alderman Murray seconded the motion. The motion carried.

7. Public Hearing – Rezoning Request for 321 N. Mark Place
   A public hearing was held regarding the rezoning of 321 N. Mark Place from (R1) Single Family Residential to (MH) Manufactured Home.

Mr. Kenneth Haws spoke in opposition to the rezoning request. He stated that a manufactured home had previously been located on the property by the same family and had not been properly maintained. He further stated that when the home was removed, a large amount of trash was left behind. Mr. Haws also noted that there are already five or six manufactured homes in the area and expressed concern about adding more.

The City of Frost received two letters in opposition to the rezoning request.

Joe Prokop asked why rezoning was necessary if a manufactured home had previously been located on the property. Mayor Wayman stated that she did not know when the zoning classification had changed.

Janice Hazlewood stated that if the rezoning were approved, she would ensure the property was maintained more responsibly.

Alderman Murray asked whether code enforcement had been involved during the previous occupancy. No definitive answer was provided. Additional comments were made regarding fairness and equal treatment. Mayor Wayman then called the meeting back to order.

8. Discuss and Take Possible Action on Rezoning Request for 321 N. Mark Place
   Discussion continued regarding the rezoning request for 321 N. Mark Place from (R1) Single Family Residential to (MH) Manufactured Home.

Alderman Muldner asked whether having a code enforcement officer in place would make a difference moving forward. Alderman Murray stated that everyone needs a place to live and expressed that active code enforcement could help address concerns.

Alderman Welborn stated that she opposed the rezoning due to concerns about existing manufactured homes in the area that are not properly maintained and based on past issues associated with the property.

Alderman Murray stated that he was hesitant to base the decision solely on previous actions of residents and reiterated that code enforcement should help address maintenance concerns.

Alderman Murray made a motion to approve the rezoning of 321 N. Mark Place from (R1) Single Family Residential to (MH) Manufactured Home. Alderman Whitley seconded the motion. Alderman Welborn opposed. With no further discussion, the motion carried.

9. Discuss, Consider, and Take Possible Action Regarding Ordinance No. 338
   Discussion was held regarding Ordinance No. 338, amending Chapter 3 ("Building Regulations") of the Code of Ordinances of the City of Frost, Texas, including modernization and reorganization of permitting, inspections, enforcement, dangerous structures, manufactured homes, addressing, floodplain administration, public infrastructure protections, fencing regulations, and related administrative provisions; adopting Exhibit "A"; repealing conflicting provisions; providing severability, codification, transition, implementation provisions; and providing for related matters.

Alderman Whitley asked whether the ordinance would affect permits already in place. Mayor Wayman stated that it would not.

Alderman Whitley made a motion to approve Ordinance No. 338. Alderman Muldner seconded the motion. The motion carried.

10. Adjournment
    Alderman Whitley made a motion to adjourn. Alderman Welborn seconded the motion. The motion carried.

The meeting adjourned at 6:19 p.m.

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Juli Reeves, City Secretary