

MINUTES OF THE CITY OF GLEN ROSE CITY COUNCIL REGULAR MEETING

Tuesday, June 14, 2022 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, June 14, 2022 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:

CALL TO ORDER

Mayor Douglas called the meeting to order at 5:30 p.m.

INVOCATION

Michael Leamons, City Administrator, gave the invocation.

PLEDGES OF ALLEGIANCE

Mayor Julia Douglas led the Pledges of Allegiance to the United States and Texas flags.

ROLL CALL

Council Present

Julia Douglas, Mayor
Chip Joslin, Mayor Pro Tem
Kelly Harris, Council member
George Freas, Council member
Demetra Conrad, Council member
TJ Walker, Council member

Staff Present

Michael Leamons, City Administrator
Staci King, City Secretary
Rosario Sosol, Deputy City Secretary
Buck Martin, Chief of Police
Jim Holder, Director of Public Works
Kyle Reeves, Building Official

CITIZEN / VISITOR COMMENTS

Charles Porter, 102 Easy Street, requested an update on the Tuscan Ridge development.

Ann Carver, chair, Historic Preservation Committee, requested to be placed on the next council agenda to provide an update to council on the Committee's activities.

Philip Vasquez, 1013 NE Barnard, addressed council regarding a non-profit that had been created to assist homeowners with historic preservation.

CONSENT AGENDA

1. Consider approval or other action regarding the minutes for the May 10, 2022, and May 24, 2022 Regular Council Meetings (S. King)
2. Consider approval or other action regarding an accounts payable report for payments made during May 2022. (R.Sosol)
3. Consider approval or other action regarding the financial report for May 2022. (M. Leamons)
4. Consider approval or other action regarding an agreement with Tarleton State University to participate in the Community Service Work Study Program (S. King)

5. **Consider approval or other action on a Resolution approving Amendment #1 to the City's Advanced Funding Agreement with TxDOT for a sidewalk grant project. (M. Leamons)**
6. **Consider approval or other action regarding a resolution amending banking signatories for accounts held at First Financial Bank (M. Leamons)**
7. **Consider approval or other action on a resolution to designate City Secretary Staci King as the primary contact for the investment accounts with TexPool. (M. Leamons)**

Items 4, 5, and 6 were removed from the consent agenda for further discussion.

MOTION by Chip Joslin, second by George Freas, to approve consent agenda items 1-3, and 7. MOTION CARRIED by unanimous vote.

4. **Consider approval or other action regarding an agreement with Tarleton State University to participate in the Community Service Work Study Program (S. King)**

MOTION by Demetra Conrad, second by TJ Walker, to approve an agreement with Tarleton State University to participate in the Community Service Work Study Program. MOTION CARRIED by unanimous vote.

5. **Consider approval or other action on a Resolution approving Amendment #1 to the City's Advanced Funding Agreement with TxDOT for a sidewalk grant project. (M. Leamons)**

This item was removed from the agenda due to TxDOT not providing the amendment to the AFA.

6. **Consider approval or other action regarding a resolution amending banking signatories for accounts held at First Financial Bank (M. Leamons)**

MOTION by Chip Joslin, second by TJ Walker, to approve Resolution No. 2022-15 amending the banking signatories for accounts held at First Financial Bank. MOTION CARRIED by unanimous vote.

STAFF REPORTS

8. **Public Works Director Report**
 - Update on progress of city project
9. **Police Chief Report**
 - Police Activity Report
10. **Building/Planning/Code Enforcement Report**
 - Update on progress of city projects
11. **CVB Director Report**
 - Update on upcoming projects
12. **City Administrator Report**
13. **City Secretary Report**

MAYOR AND COUNCIL MEMBER REPORTS

Council member Freas recognized the hard work on the Hotel Occupancy Tax Agreement with Somervell County.

PUBLIC HEARINGS

14. BOARD OF ADJUSTMENT

Public hearing regarding a request from Mark Pitts, owner, for variance requests from the minimum setback requirements in order to construct a residential structure at 401 Austin Road, being Lots Pt of 1-6, Block 19, SubdR0100, Abst A41, Railroad Addition, zoned Single-Family Residential District (R-1)

15. Public hearing regarding proposed amendments to the City of Glen Rose Code of Ordinances, Chapter 10 “Subdivision Regulation” of the City’s Code of Ordinance regarding requirements for drainage and stormwater, sanitary sewers, water systems, sidewalks, retaining walls, and monuments and lot markers.

16. Public hearing regarding proposed amendments to the City of Glen Rose Code of Ordinances, Chapter 14, Appendix A, Zoning Ordinance; Schedule of Uses to allow for the sale of alcohol in various zoning districts and other amendments to allowable uses in Restricted Commercial District (B-1), General Commercial District (B-2), and Central Business District (B-3)

Mayor Douglas opened the public hearings at 6:01 p.m.

No one came forward to speak in favor of or opposition to proposals.

Mayor Douglas closed the public hearings at 6:02 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

17. Discussion, consideration, and possible action regarding a request from Mark Pitts, owner, for a variance request from the 25-foot side yard and 25-foot rear yard setback requirements in order to construct a residence at 401 Austin Road, being Lot (Pt of) 1-6, Block 19, Subd R0100, Abst. A41, Railroad.

Kyle Reeves, Building Official, briefed the council on the request. The applicant requested a variance in order to build a single-family residence 8 feet from the side and rear yard boundaries. Pam Streeter spoke in favor of the variance on behalf of the Planning and Zoning Commission.

MOTION by Chip Joslin, second by Demetra Conrad, to approve the request for variance with the provision that no driveway be installed on Austin Street. MOTION CARRIED by unanimous vote.

18. Discussion, consideration, and possible action on an Ordinance amending Chapter 10 “Subdivision Regulation” of the City’s Code of Ordinance regarding requirements for drainage and stormwater, sanitary sewers, water systems, sidewalks, retaining walls, and monuments and lot markers.

Kyle Reeves, Building Official, briefed the council on the amendments. On June 13, 2022, the Planning and Zoning Commission unanimously accepted the recommendations to the Subdivision Ordinance.

Pam Streeter, chair, Planning and Zoning Commission, was present to answer questions.

The following revisions were discussed:

- Section 10.02.034(c) – addition of the Extraterritorial Jurisdiction (ETJ)
- Section 10.02.034(d)(1)(A) – addition of the Extraterritorial Jurisdiction (ETJ)
- Section 10.02.034(c)(8) – removal of “shall also be submitted”
- Section 10.02.034(h)(3)(A) – reduce 5 feet to 4 feet
- Section 10.02.034(4)(3)(B) – reduce 6 feet to five feet
- Section 10.02.034(h)(2)(A) – changed to require sidewalks on all streets

MOTION by Chip Joslin, second by George Freas, to approve Ordinance No. 2022.06.14.A amending the subdivision ordinance with the proposed revisions as outlined above. MOTION CARRIED by unanimous vote.

19. Discussion, consideration and possible action regarding an ordinance amending the City of Glen Rose Code of Ordinances, Chapter 14, Appendix A, Zoning Ordinance; Schedule of Uses to allow for the sale of alcohol in various zoning districts and other amendments to allowable uses in Restricted Commercial District (B-1), General Commercial District (B-2), and Central Business District (B-3)

After general discussion, this item was postponed until June 28, 2022.

20. Discussion, consideration, and possible action regarding appointing members to the Historic Preservation Commission

After discussion regarding the appointment of two vacancies on the Historic Preservation Commission, Mayor Douglas asked for a show of hands for the following applicants:

Bryan Barnes – 3 votes
Karen Braswell – 2 votes
Luis Cossio – 5 votes
Philip Vasquez – 0 votes

MOTION by Kelly Harris, second by TJ Walker, to appoint Bryan Barnes and Luis Cossio to the Historic Preservation Commission. MOTION CARRIED with George Freas casting a dissenting vote.

21. Discussion, consideration, and possible action on a request to vacate and sell a portion of the 50' street easement offered for dedication as part of the WB Pruitt Addition, Blocks 1 and 2 in accordance with state law

MOTION by Chip Joslin, second by George Freas, to approve Ordinance No. 2022.06.14.B vacating and authorizing the sale of a portion of a street dedication in the WB Pruitt Addition, Blocks 1 and 2, in the amount of \$1,260 to Nelson Roberts. MOTION CARRIED by unanimous vote.

22. Discussion, consideration, and possible action on a request to vacate a sanitary sewer easement located in Block 1, Lots 1-4 of the WB Pruitt Addition

MOTION by George Freas, second by Demetra Conrad, to approve Ordinance No. 2022.06.14.C vacating a sewer easement in the WB Pruitt Addition. MOTION CARRIED by unanimous vote.

23. Discussion, consideration, and possible action regarding a resolution adopting the Glen Rose Historic Farmers Market Vendor Application and Rules and Regulations

MOTION by Chip Joslin, second by Kelly Harris, to approve Resolution No. 2022-16 adopting the rules and regulations and vendor application for the Glen Rose Historic Farmers Market. MOTION CARRIED with George Freas casting a dissenting vote.

24. Discussion, consideration, and possible action on proposed City Logo. (D.Conrad)

MOTION by Kelly Harris, second by Chip Joslin, to direct Council member Conrad to move forward with the proposed city logo. MOTION CARRIED by unanimous vote.

25. Discussion concerning Rock Ridge Estate Subdivision matters

Discussion was held regarding the Rock Ridge Estate subdivision. Council asked staff to work with the developer and the city's engineering firm to resolve ongoing issues. A request to abandon a utility easement and a request for variance to allow for building permits will be brought to the council on June 28, 2022.

Mayor Douglas recessed the meeting at 9:30 p.m. The meeting was called back to order at 9:35 p.m.

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

26. Section 551.071 Consultation with Attorney – Pending Litigation

27. Section 551.071 Consultation with Attorney – Contemplated Litigation

28. 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 Attorney

Mayor Douglas called the meeting into executive session at 9:39 p.m. The meeting was called back into regular session at 10:31 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

29. Discussion, consideration, and possible action regarding item discussed in Executive Session: Pending Litigation

No action taken.

30. Discussion, consideration, and possible action regarding item discussed in Executive Session: Contemplated Litigation

City Administrator Leamons was directed to draft a letter to the Somervell County Appraisal Board. No action taken.

31. Discussion, consideration, and possible action regarding item discussed in Executive Session: Personnel - City Attorney

City Administrator Leamons was directed to schedule an interview with an applicant for City Attorney. No action taken.

ADJOURN

The meeting was adjourned at 10:35 p.m.

APPROVED:

Julia Douglas, Mayor

ATTEST:

Staci King, City Secretary