

MINUTES OF THE CITY OF GLEN ROSE CITY COUNCIL

REGULAR MEETING

Tuesday, July 12, 2022 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, July 12, 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

Council member George Freas gave the invocation.

PLEDGES OF ALLEGIANCE

Mayor 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
TJ Walker, Council member
Demetra Conrad, Council member (*arrived at 7:05 p.m.*)

Staff Present

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

CITIZEN/VISITOR COMMENTS

Charles Porter thanked staff for addressing concerns that he had voiced at a previous council meeting.

Mayor Douglas adjusted the order of the agenda in order to move items that could require legal advice to the beginning of the meeting.

ANNOUNCEMENTS/PRESENTATIONS

11. Report from the Historic Preservation Commission

Ann Carver updated the council on the accomplishments and ongoing projects of the Historic Preservation Commission to include historic district paint colors, updates to the Farmers Market rules and vendor application, grant exploration, and various workshops.

PUBLIC HEARINGS

Mayor Douglas opened the following for public hearings at 5:44 p.m.

12. Michael Stephenson, owner, Blackies on the Square, 102 Walnut Street, Suite A, has requested an appeal to the Historic Preservation Committee's denial for a Certificate of Appropriateness to install a gate on an existing fence.

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

Ms. Lane, property owner, submitted a response letter in favor of the appeal. Jack Bridges, adjacent property owner, submitted a response letter in opposition to the appeal.

During the public hearing, Michael Stephenson, applicant, provided City Secretary King with five response letters in favor of the appeal from the following: Jerry Stone, Shoo-Fly Soda Shop; Brent Sexton, White Buffalo Mercantile; Shane Moore, Glen Rose Auto Parts; Wade Redwine, Pie Peddlers; and Mary Harkcom. Ms. Lane, property owner, also provided a response letter in support of the variance prior to the meeting.

13. BOARD OF ADJUSTMENT

Ron Hampton, Oaktree Assets, LLC, is requesting a variance to reduce the width of a proposed concrete residential road, in a 50-foot right-of-way, from 30 feet wide with curb to 22 feet wide and NO curb.

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

14. BOARD OF ADJUSTMENT

Mary Simpson, applicant, is requesting a variance from the City of Glen Rose Code of Ordinances Chapter 4.09 Mobile Food Vendor to allow both the stationary and commissary location without being entirely enclosed within a building, or hidden from view with an approved opaque screening or behind the primary structure for the vendor located at 1207 NE Big Bend Trail, being Tract: B4-9-1, Abst: A136, A136 MILAM CO SCH LD, TRACT B4-9-1, ACRES .358

Pam Streeter spoke in opposition to the request for variance.

15. BOARD OF ADJUSTMENT

Grounded Coffee Shop, applicant, is requesting a variance from the City of Glen Rose Code of Ordinances Chapter 4.09 Mobile Food Vendor to allow both the stationary and commissary location without being entirely enclosed within a building, or hidden from view with an approved opaque screening or behind the primary structure for the vendor located at 1207 NE Big Bend Trail, being Tract: B4-9-1, Abst: A136, A136 MILAM CO SCH LD, TRACT B4-9-1, ACRES .358

No one came forward to speak in favor of or opposition to the request for variance.

Mayor Douglas closed the public hearings at 5:47 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

16. Discussion, consideration, and possible action regarding an appeal to the Historic Preservation Committee's denial for a Certificate of Appropriateness to install a gate on an existing fence at Blackies on the Square, 102 W. Walnut, Suite A

Kyle Reeves, Building Official, briefed the council on the request for appeal. He stated that on May 17, 2022, the Historic Preservation Board denied an application for a Certificate of Appropriateness to install a gate on an existing fence at Blackies on the Square, located at 102 W. Walnut, Suite A. Michael Stephenson, owner, filed a request for appeal on May 24, 2022.

Ann Carver, Historic Preservation Board, addressed the council regarding the decision of the Board. Michael Stephenson, applicant, was in attendance to answer questions regarding his request for appeal.

MOTION by Kelly Harris, second by TJ Walker, to deny the appeal thereby sending the request back to the Historic Preservation Commission for consideration. MOTION CARRIED by unanimous vote with Chip Joslin casting a dissenting vote.

17. Discussion, consideration, and possible action regarding a request for variance to reduce the width of a proposed concrete residential road, in a 50-foot right-of-way, from 30 feet wide with curb to 22 feet wide and NO curb.

Kyle Reeves, Building Official, briefed the council on the request for variance. He stated that prior to the meeting the developer had withdrawn his request for a variance on the street width and was only asking for a variance from the curb requirement.

Ron Hampton and James Cagle, Oaktree Assets, LLC, were in attendance to answer questions. Chris Hays, Enprotec | Hibbs & Todd, was in attendance and stated that he had no objection to waiving the curb requirement for the subdivision.

MOTION by TJ Walker, second by Kelly Harris, to approve a variance to the curb requirement only. MOTION CARRIED by unanimous vote.

18. Discussion, consideration, and possible action regarding a request for variance from the City of Glen Rose Code of Ordinances Chapter 4.09 Mobile Food Vendor for the vendor located at 1207 NE Big Bend Trail, being Tract: B4-9-1, Abst: A136, A136 MILAM CO SCH LD, TRACT B4-9-1, ACRES .358

Kyle Reeves, Building Official, briefed the council on the request. He stated that under current requirements, mobile vendors must leave the location each day or be screened in. Mary Simpson, applicant, was in attendance to answer questions.

Council member Kelly Harris suggested that, since items 18 and 19 were related to the same location, staff look in to making it a “mobile food court” which does not require daily removal of food trucks. Pam Streeter suggested that the ordinance be reviewed due to multiple requests for a variance from this ordinance.

MOTION by Kelly Harris, second by Chip Joslin, to approve the variance with a 60-day expiration. MOTION CARRIED by unanimous vote.

19. Discussion, consideration, and possible action regarding a request for variance from the City of Glen Rose Code of Ordinances Chapter 4.09 Mobile Food Vendor for the vendor located at 1207 NE Big Bend Trail, being Tract: B4-9-1, Abst: A136, A136 MILAM CO SCH LD, TRACT B4-9-1, ACRES .358

Kyle Reeves, Building Official, briefed the council on the request. This request is identical to the prior request with a different requestor.

MOTION by Chip Joslin, second by George Freas, to approve the variance with a 60-day expiration. MOTION CARRIED by unanimous vote.

20. 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)

City Attorney Stan Lowry recommended tabling this item until the August 9 meeting to allow him time to review the proposed changes.

MOTION by George Freas, second by Chip Joslin, to postpone Item No. 20. MOTION CARRIED by unanimous vote.

Council member Conrad arrived at 7:05 p.m.

21. Discussion on strategy for future negotiations with Somervell County for Interlocal Agreements

Council discussed the various interlocal agreements between Somervell County and the City of Glen Rose. No action taken.

22. Discussion regarding Mayor and Council Member Compensation

Mayor Douglas explained that compensation had been discussed in passing in prior meetings, but due to FY2022-2023 budget preparation, she wanted to have a more substantial discussion. It was also explained that any increase in compensation would not become effective until after elections were held. Dennis Moore spoke in opposition to increased council and mayor compensation.

After discussion, Michael Leamons, City Administrator, was asked to prepare the FY2022-2023 budget with compensation of \$400/month for council members and \$500/month for mayor.

CONSENT AGENDA

1. Consider Approval or Other Action Regarding Minutes

June 11, 2022 City Council Work Session

June 14, 2022 Regular City Council Meeting

June 28, 2022 Regular City Council Meeting

2. Consider approval or other action regarding an accounts payable report for payments made during June 2022

3. Consider approval or other action regarding a financial report for May 2022

4. Consider Approval or Other Action Regarding Ordinance No. 2022.07.12.A, an Amendment to the City of Glen Rose Code of Ordinances Chapter 4.05.034 Farmers Market to Allow for the Adoption and Revision of Rules and Regulations, Vendor Application, and to Correct Typographical Errors

MOTION by Chip Joslin, second by Demetra Conrad, to approve the consent agenda as presented. MOTION CARRIED by unanimous vote.

STAFF REPORTS

5. Public Works Director Report

6. Police Chief Report

7. Building / Planning / Code Enforcement Report

8. Convention and Visitors Bureau Director Report

9. City Administrator Report

10. City Secretary Report

MAYOR AND COUNCIL MEMBER REPORTS

Council member Kelly Harris was excited to announce that the dinosaurs purchased from the Glen Rose Lion's Club would be delivered on Friday.

Mayor Douglas recessed the meeting at 8:05 p.m. The meeting reconvened at 8:15 p.m.

23. FY2022-2023 Budget Work Session

Council and staff discussed the proposed FY2022-2023 Budget. No action taken.

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

24. Section 551.072 Deliberations Regarding Real Property

Mayor Douglas called the meeting in to Executive Session at 9:00 p.m. The meeting was called back into regular session at 9:13 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION

- 25. Discussion, consideration, and possible action regarding item discussed in Executive Session:
Deliberations Regarding Real Property**

No action was taken.

ADJOURN

The meeting was adjourned at 9:14 p.m.

APPROVED:

Julia Douglas, Mayor

ATTEST:

Staci King, City Secretary