

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, May 13, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, May 13, 2025 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 meeting to order at 5:30 p.m.

INVOCATION

Dennis Moore led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledge of Allegiance to the United States and the Texas Flags.

ROLL CALL

Council Members Present

Joe Boles, Mayor
Demetra Conrad, Mayor Pro Tem
Stuart Mann, Councilmember
Candace Sholz, Councilmember
Richard Bruning, Councilmember
George Freas, Councilmember (via Zoom)

Staff Present

Troy Hill, City Administrator
Veronica Welch, City Secretary
Buck Martin, Chief of Police
Jim Holder, Public Works
Stephen Boyd, Development Services Director
Alison Couch, Building Official
Christy Wilson, Lead Animal Control Officer

The Mayor moved the following items up in the order of the agenda.

ITEMS RELATED TO THE MAY 3, 2025, GENERAL ELECTION

1. Canvass Results of the May 3, 2025, General Election
The Canvassing committee, Candace Scholz and Stuart Mann, reviewed the results of the election held on May 3, 2025, to elect two (2) councilmembers and 676 votes were cast with the following results:
Sheyene Smart – 20 votes
Richard Bruning - 168 votes
Pam Streeter – 51 votes
Lauri Mapes – 219 votes
Lauri Mapes and Richard Bruning were duly elected in accordance with the results of the May 3, 2025 General Election.
2. Discussion, consideration, and possible action regarding a Resolution canvassing the returns and declaring the results of the May 3, 2025, General Election

RESOLUTION NO. 2025-R-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE CITY'S MAY 3, 2025, GENERAL ELECTION

MOTION by Candace Scholz and **SECOND** by Demetra Conrad to approve Resolution 2025-R-06 canvassing the returns and declaring the results of the May 3rd, 2025, General Election. **MOTION CARRIED**

3. Administer Oaths of Office to newly elected councilmembers
Veronica Welch, City Secretary, administered the Oaths of Office to Lauri Mapes and Richard Bruning.
4. Comments by incoming Councilmembers
Lauri Mapes thanked Demetra Conrad for her service and hopes that she will be able to lead with heart, head, and honor, just like Demetra did, and make the community proud.

Richard Bruning wanted to thank our heavenly father for the strength to have a voice for the residents and citizens. He thanked his wife and the citizens for having faith in him for the next two years

5. Discussion, consideration, and possible action regarding the election of Mayor Pro Tem
MOTION by Joe Boles and **SECOND** by Candace Scholz to elect Stuart Mann as Mayor Pro Tem.
MOTION CARRIED by unanimous vote.
6. Discussion, consideration, and possible action on declaring the unopposed candidate elected for the position of mayor of Glen Rose, Texas, and approve Resolution 2025-R-02

RESOLUTION 2025-R-02

7. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS CANCELING THE MAYORAL ELECTION SCHEDULED FOR THE 3RD OF MAY, 2025, DECLARING THE UNOPPOSED CANDIDATE ELECTED, AND PROVIDING AN EFFECTIVE**

MOTION by George Freas **SECOND** by Stuart Mann to approve resolution 2025-R-02 declaring the unopposed candidate, Joe Boles, elected.

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

Traci Joyner, owner of Front Porch Designs, stressed the importance of keeping the downtown unique. The City needs to consider the effect of code enforcement on the business and explain how it has had to pivot from outdoor metal art to other items. She felt code enforcement was an overreach of power and an insult to the businesses. She wants to keep the small-town charm and fears the downtown may lose it.

Donia Gill, owner of the Barnard Street Mercantile, explained that an employee from the Code Enforcement department came by and was unpleasant. She would like to know where her sign was that she was told the City would provide.

Diamond Bruce expressed the growing struggles and strains on the small businesses on the square and gave examples of what Front Porch has been through. She understands that rules and regulations are needed and would like to see more collaboration between businesses and the City.

Dennis Moore, who operates the Somervell County Museum, supported the downtown businesses.

Brenda Ransom, owner of Country Peddler, explained that her store is slightly off the square. She wants to have a few things outside of the store to draw people in, but she does not want the town to change.

Gabriel Campos, who owns the building at 101 SW Barnard Street, wants to sell it but has met opposition from the City Administrator and is presenting this tonight to see if the Council feels the same. He would like to preserve the building and possibly allow an office to be allowed in the B3, where it is currently not allowed on the first floor.

Lisa Anderson, realtor, represents a potential buyer for 101 SW Barnard Street and would like to respectfully ask the council to put this on the agenda to discuss the restrictions in the B3 district.

Sharon Lawler supported the merchants and wanted them to be able to place items on the sidewalk. She wants the council to consider redoing the code preventing displayed items.

Mac Bone, owner of BonAnza Barn, explained that Glen Rose is a small town with charm and does not want to see it look sterile and boring.

Kelsi Carpenter supported local businesses and stated that the downtown area looks sad. She said that it once looked vibrant and fun, but that has changed with the current ordinances. Please consider changing the code.

Sandra Harris stated she is relatively new to Glen Rose and loves the town's charm. She sees changes to merchants and does not like what has happened. She believes that having items outside attracts people to the stores.

Ann Carver wanted to stress that Rita Smith would be missed and appreciated the time and effort Rita gave to the city. She wants to stress that the Council needs to look at the cause of her departure. She believes that the marketing may need to be strengthened in the overnight stay area. This would be a great time to create a process to ensure Hotel Occupancy Taxes are accurately collected and reported.

ANNOUNCEMENTS AND PRESENTATIONS

ITEMS REQUIRING PUBLIC HEARINGS

- Mayor Boles opened the Public Hearing at 6:26 p.m.
8. Public Hearing regarding the City's TXCDBG Grant # CDV23-0133 amendment to add additional street reconstruction and beneficiaries along 2nd Street from Bryan Street to Crockett Street.
- Mayor Boles closed the Public Hearing at 6:27 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Discussion, consideration, and possible action regarding the City's TXCDBG Grant # CDV23-0133 amendment to add additional street reconstruction and beneficiaries along 2nd Street from Bryan Street to Crockett Street and adopting Resolution 2025-R-07

RESOLUTION NO. 2025-R-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS, AUTHORIZING THE SUBMISSION OF A CONTRACT AMENDMENT REQUEST FOR THE TEXAS COMMUNITY DEVELOPMENT FUND CONTRACT BETWEEN THE CITY OF GLEN ROSE AND THE TEXAS DEPARTMENT OF AGRICULTURE (TDA), CONTRACT NUMBER CDV23-0133.

Kristen Boswell with Public Management explained that a resolution was needed to submit the amendment request to TDA for review.

MOTION by Rich Bruning and **SECOND** by Stuart Mann to approve the TXCDBG Grant amendment to add additional street reconstruction and beneficiaries along 2nd Street from Bryan to Crockett. **MOTION CARRIED** by unanimous vote.

ITEMS REQUIRING PUBLIC HEARINGS

Mayor Boles opened the Public Hearing at 6:30 p.m.

10. Public hearing regarding a request for a Specific Use Permit for Short Term Rental for the property located at 704 NE Barnard, Acres: 0.172, Lot: 00004, Blk: 00001, Subd: P0500, Abst: A136, PRUITT, BLOCK 1, LOT 4 to operate in a R-1 (Single Family District).
The Public Hearing was closed at 6:31 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

11. Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental for the property located at 704 NE Barnard, Acres: 0.172, Lot: 00004, Blk: 00001, Subd: P0500, Abst: A136, PRUITT, BLOCK 1, LOT 4 to operate in a R-1 (Single Family District).

Mary Hunt, owner of the property, would like to continue the SUP already in place.

MOTION by Stuart Mann and **SECOND** by Candace Scholz to grant the Specific Use Permit for Short Term Rental for the property located at 704 NE Barnard, Acres: 0.172, Lot: 00004, Blk: 00001, Subd: P0500, Abst: A136, PRUITT, BLOCK 1, LOT 4 to operate in a R-1 (Single Family District). **MOTION CARRIED** by unanimous vote.

12. Discussion, consideration, and possible action on approving the job description for the Tourism Specialist

MOTION by George Freas and **SECOND** by Rich Bruning to approve the Tourism Specialist job description as presented. **MOTION CARRIED** by unanimous vote.

13. Discussion, consideration, and possible action on closing the Square for the Somervell County Ministers Alliance "Faith Family Night" event to be held on June 14, 2025

MOTION by Stuart Mann and **SECOND** by Candace Scholz to approve closing the Square for the Somervell County Ministers Alliance "Faith Family Night" event held on June 14, 2025, between 4- 8 p.m. **MOTION CARRIED** by unanimous vote.

14. Discussion, consideration, and possible action regarding the Methodist Church land sale

MOTION by Candace Scholz and **SECOND** by Lauri Mapes to approve the Methodist Church land exchange upon receipt of the survey. **MOTION CARRIED** by unanimous vote.

15. Discussion, consideration, and possible action on a new CVB ad campaign

Presentation by Tiffany Shaw on a new marketing campaign for the CVB that would allow the City to own the logo. Council would like to see the costs associated with new branding.

NO action taken on this item.

16. Discussion, consideration, and possible action on a tourism comprehensive plan by Flat 5

Flat 5 will be able to identify the specific needs for Glen Rose tourism and the CVB department. This will provide a plan to move the department forward.

MOTION by Candace Scholz, **SECOND** by Lauri Mapes to approve a comprehensive tourism plan by Flat 5 for the City of Glen Rose for \$3,300. **MOTION CARRIED** by unanimous vote.

17. Discussion, consideration, and possible action regarding updating Fee Schedule

Alison Couch talked about revising the current fee schedule to recoup fees and group permits and fees together. The updated fees will more accurately represent the work that is done.

NO action taken.

18. Discussion, consideration, and possible action regarding updating Codes to ICC 2021 and NEC 2023
Alison Couch spoke on updating the Codes and gave Council an overview of updates to be on the agenda for June.
NO action taken.
19. Discussion, consideration, and possible action on allowing the City Police vehicle to be taken home by the current officer
MOTION by Candace Scholz and **SECOND** by Stuart Mann to amend the motion to give him an increase in Officer Giles' salary to net \$350 per month **MOTION CARRIED** by the following votes:
AYES: Candace Scholz, Stuart Mann, Lauri Mapes, Richard Bruning
NOES: George Freas
20. Discussion, consideration, and possible action regarding approval of \$170,051 bid for Glen Rose Animal Shelter remodel by Longhorn Innovative Construction LLC. \$75,000 was in the Animal Control budget for the Capital Improvement Project.
Christy Wilson presented the bid for the Glen Rose Animal Shelter remodel, and she asked for an increase in the animal control capital improvement budget for the amount of \$200,000
MOTION by Stuart Mann and **SECOND** by Richard Bruning to approve \$200,000 be placed in the capital improvement budget for the animal shelter remodel by Longhorn Innovative Construction LLC.
MOTION CARRIED by unanimous 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.)*

21. Consider approval or other action regarding the minutes of the April 8, 2025, Regular City Council Meeting and April 22, 2025 Special City Council Meeting
22. Consider approval or other action regarding the accounts payable report for April 2025
23. Consider approval or other action regarding the financial report for April 2025
24. Consider approval or other action regarding the motion made on April 8, 2025, Regular City Council meeting to amend the HPC ordinance quorum number from five (5) to four (4) members

MOTION by George Freas and **SECOND** by Richard Bruning to approve the consent agenda as presented. **MOTION CARRIED** by unanimous vote.

STAFF REPORTS

25. Public Works Director Report
26. Police Chief Report
27. Building and Planning Department Report
28. Code Enforcement and Animal Control Report
29. Convention and Visitors Bureau Director Report

30. City Secretary's Report

31. 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:

- 32. **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**
- 33. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Development Services Director**
- 34. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Assistant Building Official**

Mayor Boles adjourned out of regular session at 8:27 p.m. and into executive session at 8:35 p.m.

Mayor Boles adjourned out of executive session at 10:31 p.m. and into regular session at 10:33 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- 35. Discussion, consideration, and possible action regarding items discussed in Executive Session - Section 551.071 Consultation with Attorney -Interlocal Agreements
Staff was instructed to continue meeting with the county regarding interlocal agreements.
- 36. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Development Services Director
No action.
- 38. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Assistant Building Official
MOTION by Richard Bruning and **SECOND** by Stuart Mann to create the Assistant Building Official job and job description with the changes discussed in executive session. **MOTION CARRIED** by unanimous vote.

ADJOURN

Mayor Boles adjourned the meeting at 10:35 p.m.

Note: The Glen Rose City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

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, 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 said notice was posted at or before 05:00 PM on Friday, May 09, 2025, and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary