

MINUTES OF THE CITY OF GLEN ROSE

REGULAR CITY COUNCIL MEETING

Tuesday, October 11, 2022 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, October 11, 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
George Freas, Council member
Demetra Conrad, Council member
TJ Walker, Council member

Staff Present

Michael Leamons, City Administrator
Staci L. King, City Secretary
Jim Holder, Director of Public Works
Buck Martin, Chief of Police

Council Absent

Kelly Harris, Council member

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

Pam Streeter addressed the council regarding dredging that had occurred in the Paluxy River and asked for any assistance the council could provide in getting the excavated material removed or redistributed.

PUBLIC HEARINGS

1. **Public hearing regarding a request to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043, being legally described as Acres 7.890, Tract 21, Abst A41, J A HERNANDEZ from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District).**
This item was withdrawn prior to the meeting.
2. **Public hearing regarding a request to rezone the property located at 800 Clay St, Glen Rose, TX 76043, being legally described as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, from R-1 (Single-Family Residential District) to R-3 (Single, Two – Four & MH Family).**

Discussion was held between Michael Leamons, City Administrator, and Pam Streeter, Planning and Zoning Chair, regarding how to proceed with the request. Ms. Streeter explained that the applicant had applied for R-3 zoning but actually needed to be zoned R-2 which is why the Commission had denied the request. Mr. Leamons asked that this item be tabled in order to consult with the city attorney on the proper procedure. Mayor Douglas stated that the council would hold the public hearing, but would wait for more information from the attorney before taking action.

3. **Public Hearing regarding an ordinance amending the City of Glen Rose Code of Ordinances, Chapter 14, Appendix A, Zoning Ordinance; Schedule of Uses in I (Industrial District), R-1 (Single Family District), R-2 (Two-Four Family District), R-3 (Single, Two-Four, MH Family District), R-4 (Multi-family Zoning District) and PR (Parks and Recreation District)**

Mayor Douglas opened the public hearings at 5:37 p.m. No one came forward to speak in favor of or opposition to the proposed items. Mayor Douglas closed the public hearings.

INDIVIDUAL ITEMS FOR CONSIDERATION

4. **Discussion, consideration, and possible action regarding a request to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043, being legally described as Acres 7.890, Tract 21, Abst A41, J A HERNANDEZ from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District).**
This item was withdrawn prior to the meeting.

5. **Discussion, consideration, and possible action regarding a request to rezone the property located at 800 Clay St, Glen Rose, TX 76043, being legally described as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, from R-1 (Single-Family Residential District) to R-3 (Single, Two – Four & MH Family).**

This item was tabled at 5:39 p.m. and brought back before council for consideration after the recess at 7:10 p.m.

City Administrator Michael Leamons reported that he had spoken to City Attorney Stan Lowry and that the current process outlined for a Planning and Zoning Commission denial was in conflict with state law. He stated that the council would need to proceed with voting on the requested rezone.

Clifford Simmons, applicant, explained that he wanted to build a single-level fourplex and that he wanted the zoning that would allow him to do so. Pam Streeter, Planning and Zoning chair, explained that the Commission felt the best course of action was to rezone the property to R-2 which would still allow Mr. Simmons to proceed with his project, but would prevent the possibility of a mobile home in the future.

MOTION by TJ Walker, second by Demetra Conrad, to deny the rezone. MOTION CARRIED by unanimous vote.

6. **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 in I (Industrial District), R-1 (Single Family District), R-2 (Two-Four Family District), R-3 (Single, Two-Four, MH Family District), R-4 (Multi-family Zoning District) and PR (Parks and Recreation District)**

Council member Conrad requested that this item also be tabled to allow members to review newly added information during a recess. This item was tabled at 5:39 p.m. and brought back before council for consideration at 7:40 p.m.

Council member Conrad suggested that “Water treatment plant” and “Water well” be changed from a permitted use to a special use permit required in R-4 zoning.

MOTION by Chip Joslin, second by Demetra Conrad, to approve Ordinance No. 2022.10.11.A amending the City of Glen Rose Zoning Schedule of Uses with the changes above. MOTION CARRIED by unanimous vote.

7. **Discussion, consideration, and possible action on petition for annexation of 1.32 acres (on Hwy 67 adjacent to and east of the 7 Eleven) out of Milam County School, Abstract No. 136, being a portion of a certain tract of land described in deed to Alvie Joe Mitchell, JR recorded under Instrument Number 20201505 of the Somervell County public records by VRE Glen Rose 2.0, LLC and associated development and service agreements.**

Discussion was held regarding the process of voluntary annexation. This item will be brought back to council in November. No action taken.

8. **Discussion, consideration, and possible action regarding authorization to apply for a Texas Community Development Block Grant**

MOTION by Demetra Conrad, second by TJ Walker, to authorize the application for a Texas CDBG grant. MOTION CARRIED by unanimous vote.

9. **Discussion, consideration, and possible action regarding the award of a contract for bank depository services**

MOTION by TJ Walker, second by Chip Joslin, to approve an award for bank depositor services to First Financial Bank. MOTION CARRIED by unanimous vote.

10. **Discussion, consideration, and possible action on Resolution authorizing opening an account at InterBank and signatories for the same**

MOTION by Demetra Conrad, second by TJ Walker, to approve Resolution No. 2022-25 authorizing an InterFi account to be opened at Interbank. MOTION CARRIED by unanimous vote.

ANNOUNCEMENTS/PRESENTATIONS

11. **Presentation on the Glen Rose Wellness Center**

Tammy Apocada gave a presentation on the proposed Glen Rose Wellness Center.

The meeting was recessed at 6:55 and called back into session at 7:10 p.m.

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.)

Council member Walker asked to pull items 12, 13, 16, and 17 to ask questions for clarification.

12. **Consider approval or other action regarding an accounts payable report for payments made during September 2022 (R.Sosol)**

MOTION by George Freas, second by Chip Joslin, to approve the September accounts payable report. MOTION CARRIED by unanimous vote.

13. **Consider Approval or other action regarding a financial report for the month of September 2022**

MOTION by Chip Joslin, second by George Freas, to approve the September 2022 financial report. MOTION CARRIED by unanimous vote.

14. Consider approval or other action regarding the adoption of the City of Glen Rose logo

MOTION by Chip Joslin, second by George Freas, to adopt the City of Glen Rose logos as presented. MOTION CARRIED by unanimous vote.

15. Consideration of approval or other action regarding a resolution designating the Glen Rose Reporter as the Official Newspaper for the City of Glen Rose, Texas

MOTION by George Freas, second by TJ Walker, to adopt Resolution No. 2022-26 designating the Glen Rose Reporter as the City's official newspaper.

16. Consideration of approval or other action on a Resolution amending the FY2021-2022 Budget

MOTION by George Freas, second by Chip Joslin, to adopt Resolution No. 2022-27 amending the FY2021-2022 budget. MOTION CARRIED by unanimous vote.

17. Consider approval or other action regarding minutes for the September 13, 2022 and September 27, 2022 Regular City Council Meetings

MOTION by Chip Joslin, second by George Freas, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

STAFF REPORTS

18. Public Works Report

19. Police Department Report

20. Building and Planning, Code Enforcement, and Animal Control Monthly Report

21. CVB Director Report

22. City Administrator's Report

23. City Secretary's Report

MAYOR AND COUNCIL MEMBER REPORTS

Council member Conrad informed the council that she would be working on a job description for a Director of Development or similar to help implement the Comprehensive Plan.

Mayor Pro Tem Joslin thanked City Secretary King for coordinating the council and keeping them on track during the Texas Municipal League Annual Conference and thanked eHT for a nice dinner while there. He stated that the conference sessions were very informative.

Council member Freas asked Chief Martin to look into various areas with graffiti and asked for clarification regarding parking rules and regulations.

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:

24. **Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Building, Planning, and Code Enforcement Assistant**

Mayor Douglas called the meeting into executive session at 8:11 p.m. The meeting was called back to regular session at 8:40 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

25. **Discussion, consideration, and possible action regarding item discussed in Executive Session: Personnel Matters - Building, Planning, and Code Enforcement Assistant**

MOTION by Chip Joslin, second by George Freas, to approve a pay increase for the Building, Planning, and Code Enforcement Assistant as discussed in executive session. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 8:41 p.m.

APPROVED:

Julia Douglas, Mayor

ATTEST:

Staci King, City Secretary