

# MINUTES OF THE CITY OF GLEN ROSE

## REGULAR CITY COUNCIL MEETING

Tuesday, March 12, 2024 at 5:30 PM

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The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, March 12, 2024 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 Joe Boles called the meeting to order at 5:30 p.m.

### INVOCATION

Councilmember George Freas led the invocation.

### PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledges of Allegiance to the American and Texas flags.

### ROLL CALL

#### *Council Present*

Joe Boles, Mayor  
George Freas, Mayor Pro Tem  
Candace Scholz, Councilmember  
Richard Bruning, Councilmember  
Demetra Conrad, Councilmember  
TJ Walker, Councilmember

#### *Staff Present*

Troy Hill, City Administrator  
Staci L. King, City Secretary  
Jim Holder, Director of Public Works  
Buck Martin, Chief of Police  
Larry Allen, Building Official  
Rita Smith, Convention and Visitors Bureau Director

### CITIZEN/VISITOR COMMENTS

No one came forward to address the Council.

### PUBLIC HEARING

- Public hearing regarding a Preliminary Plat for Creekside Addition, a proposed 22-lot subdivision, being 5.400 acres out of the Milam County School Land Survey, Tract C4-1, accessible by North English Street and Texas Drive, and being identified by the Somervell Central Appraisal District as Parcel No. R1062 in the City of Glen Rose, Somervell County, Texas**  
Mayor Boles opened the public hearing at 5:33 p.m. No one came forward to speak in favor of or opposition to the preliminary plat. Mayor Boles closed the public hearing.
- Discussion, consideration, and possible action regarding a Preliminary Plat for Creekside Addition, a proposed 22-lot subdivision, being 5.400 acres out of the Milam County School Land Survey, Tract C4-1, accessible by North English Street and Texas Drive, and being identified by the Somervell Central Appraisal District as Parcel No. R1062 in the City of Glen Rose, Somervell County, Texas**  
MOTION by TJ Walker, second by Demetra Conrad, to approve the preliminary plat for Creekside Addition. MOTION CARRIED by unanimous vote.

### INDIVIDUAL ITEMS FOR CONSIDERATION

- Discussion, consideration, and possible action regarding a petition for annexation by 3P Properties, LLC, being 2.968 acres out of Block 34 of the Milam County School Land Survey, Abstract No. 136,**

**located at the corner of State Highway 144 and Somervell County Road 334, and being legally described by the Somervell County Appraisal District as Parcel No. R39189**

Glenn Wilson, owner, explained to Council his desire to have his property annexed into the City of Glen Rose. Todd Massey, owner of Massey's BBQ, which currently occupies the property, was in attendance and thanked Council for the warm welcome to the community.

MOTION by TJ Walker, second by Demetra Conrad, to set a public hearing to consider annexation of the above-described property on Tuesday, April 9, 2024, at 5:30 p.m. MOTION CARRIED by unanimous vote.

*Mayor Boles moved items 25-32 up in the agenda order.*

#### **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:**

- 25. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Municipal Court Judge**
- 26. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Historic Preservation Officer**
- 27. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Historic Preservation Commission member**
- 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: Public Works Supervisor**

Mayor Boles called the meeting into Executive Session at 5:55 p.m.; the meeting was called back to regular session at 9:20 p.m.

#### **ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY**

- 29. Discussion, consideration, and possible action regarding items discussed in Executive Session: Section 551.074 Personnel Matters: Municipal Court Judge**  
MOTION by TJ Walker, second by Demetra Conrad, to appoint James Marshall as the Presiding Judge. MOTION CARRIED with George Freas casting a dissenting vote.  
  
MOTION by Richard Bruning, second by Demetra Conrad, to appoint Ray Ballman as the Associate Judge. MOTION CARRIED by unanimous vote.
- 30. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters - Historic Preservation Officer**  
No action taken.
- 31. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Historic Preservation Commission member**  
No action taken.

32. **Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Public Works Supervisor**  
MOTION by TJ Walker, second by Richard Bruning, to approve the position of Public Works Supervisor. MOTION CARRIED by unanimous vote.
  
4. **Discussion, consideration, and possible action regarding amending the City of Glen Rose Code of Ordinances, Chapter 10 Subdivision Regulation, Article 10.06 Subdivision Standards to include park land dedication requirements**  
MOTION by Demetra Conrad, second by Richard Bruning, to approve Ordinance No. 2024-O-02 adopting Park Land Dedication requirements. MOTION CARRIED by unanimous vote.
  
5. **Discussion, consideration, and possible action regarding changing “Glen Rose Convention and Visitors Bureau” to “Visit Glen Rose”**  
Rita Smith, CVB Director, presented the information to council. Council agreed that the change would be beneficial to marketing.
  
6. **Discussion, consideration, and possible action regarding authorization of a water rate study**  
MOTION by Demetra Conrad, second by Richard Bruning, to authorize a water rate study. MOTION CARRIED by unanimous vote.
  
7. **Discussion, consideration, and possible action regarding the implementation of time-limit parking on Vernon Street between Walnut and Elm Streets, Monday-Friday, between 8 a.m. and 5 p.m., excluding holidays**  
MOTION by George Freas, second by TJ Walker, to send a letter on behalf of the City Council asking the Somervell County employees to leave the parking in this area free for customers, especially those with mobility issues. MOTION CARRIED by unanimous vote.
  
8. **Discussion, consideration, and possible action regarding implementation of the Convention and Visitors Bureau Advisory Board**  
Staff is working on compiling applications for this board. No action taken.
  
9. **Discussion, consideration, and possible action regarding the city’s short-term rental policies/ordinances.**  
Councilwoman Conrad expressed concerns regarding affordable housing being purchased for short-term rental use instead of permanent residential use. Nelson Roberts volunteered to help the City compile a list of Airbnb or VRBO listings. No action taken.
  
10. **Discussion, consideration, and possible action regarding implementation of the city’s comprehensive plan**  
No action taken.

**CONSENT AGENDA**

11. **Consider approval or other action regarding City Council minutes: January 20, 2024 and February 13, 2024**
12. **Consider approval or other action regarding the accounts payable report for February 2024**
13. **Consider approval or other action regarding the financial report for February 2024**
14. **Consider approval or possible action regarding acceptance of Right of Way Easements for the Glen Rose Safe Routes to School project**
15. **Consider approval or possible action regarding appointing the Election Judge and Alternate Judge for the May 4, 2024 General Election**

TJ Walker requested that items 12 and 13 be removed from the consent agenda.

MOTION by George Freas, second by Demetra Conrad, to approve consent agenda items 11, 14-15.

MOTION CARRIED by unanimous vote.

MOTION by TJ Walker, second by George Freas, to approve consent agenda items 12 and 13. MOTION CARRIED by unanimous vote.

#### **STAFF REPORTS**

- 16. Public Works Director Report**
- 17. Police Department Report**
- 18. Building and Planning Department Report**
- 19. Code Enforcement and Animal Control Report**
- 20. Convention and Visitors Bureau Director Report**
- 21. City Secretary's Report**
- 22. City Administrator's Report**
  - a. Update on Lane Building**
  - b. Update regarding Barnard Street Drainage**

#### **MAYOR AND COUNCIL MEMBER REPORTS**

#### **ADJOURN**

The meeting was adjourned at 11:15 p.m.

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Joe Boles, Mayor

ATTEST:

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Staci L. King, City Secretary