

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, January 14, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, January 14, 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 Facebook and YouTube pages.

CALL TO ORDER

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

INVOCATION

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledges of Allegiances to the United States and Texas Flags.

ROLL CALL

Council Members Present

Joe Boles, Mayor
Demetra Conrad, Mayor Pro Tem
George Freas, Councilmember
Candace Scholz, Councilmember
Richard Bruning, Councilmember
Stuart Mann, Councilmember

Staff Present

Troy Hill, City Administrator
Veronica Welch, City Secretary
Buck Martin, Police Chief
Jim Holder, Public Works Director
Rita Smith, CVB Director

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

No visitor comments.

ANNOUNCEMENTS AND PRESENTATIONS

1. Presentation from Michaela Rambler regarding the Glen Hotel
Michaela gave an overview of the Glen Hotel project, which has a projected soft opening in quarter three of 2026. She reviewed the hotel's current conditions, including water damage to the roof. She wants to ensure that the project pays homage to the building's history and seeks the City of Glen Rose's support for the restoration.
2. Presentation from the Next Move Group
The Next Move Group presented a strategic and vision plan for future economic development to find alternative funding sources for the projects. They explained the need to diversify the economy by expanding the industrial park and vacant 5-acre tract to support a facility employing 100-200 people. They also reviewed the housing situation in Glen Rose and the number of homes needed to support incoming residents.
3. Presentation of recent hydrogeological evaluation findings by engineer Chris Hay

Chris Hay from EHT gave a presentation on the groundwater study and its future capacity. He highlighted that the executive summary gave the main points of the study and that the wells alone can not supply the current needs. Glen Rose could not rely on groundwater alone but could meet demand with the water district.

ITEMS REQUIRING PUBLIC HEARINGS

No items required a public hearing.

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, Consideration, and possible action on appointing members to the CVB Advisory Board
The City Council approved the applicants that filled a category with a single name.
Sarah De La Garza (Chamber), JC Stone (Hotel), Melissa Pew (Short-term Rental), Karen Wells (Hotel), and Autumn Easterwood Anderson (Relator) were appointed to the board without a vote.

MOTION by Demetra Conrad to appoint Nelson to the CVB Board to fill the short-term rental slot and hold Gregory Cornett for the flex position. **NO SECOND** motion was withdrawn.

MOTION by George Freas to appoint Gregory Cornett to the short-term rental slot and Nelson Robers to the flex position, **SECOND** by Demetra Conrad. **MOTION CARRIED** by unanimous vote.

MOTION by Stuart Mann, **SECOND** by George Freas to appoint Jerney McCune to fill the Historic Downtown Business owner slot. **MOTION CARRIED** by unanimous vote.

MOTION by Demetra Conrad, **SECOND** by Richard Bruning to appoint Victoria McFaddin to fill the 67 Business Owner slot. **MOTION CARRIED** by unanimous vote.

MOTION by Demetra Conrad, **SECOND** by George Freas to adjust the bylaws to allow two (2) attraction slots and appoint Kim McDonald and Jeff Davis to fill the positions. **MOTION CARRIED** by unanimous vote.

5. Discussion, Consideration, and possible action on appointing members to the Planning and Zoning Commission
MOTION by George Freas, **SECOND** by Candace Scholz to appoint Tony Gosdin and Mehgan Schuelke to fill the open positions on the Planning and Zoning Commission. **MOTION CARRIED** by unanimous vote.

6. Discussion, Consideration, and possible action following joint City Council/P&Z/HPC/CVB workshop held 8/10/2024 – Aligning all commission/board appointments to a single process
Demetra Conrad wants to make appointing commission and board members more streamlined by aligning all boards and having a standing meeting to appoint members on the third Tuesday of January.
MOTION by Richard Bruning, **SECOND** by George Freas to accept the amendments to the existing boards and all bylaws and ordinances adjusted as presented. **MOTION CARRIED** by unanimous vote.

7. Discussion, consideration, and possible action on the Expo tract “right of first refusal”
MOTION by Demetra Conrad, **SECOND** by Stuart Mann, to move forward with the sale of the property with Somervell County that includes a utility easement granted to the City of Glen Rose from the buyer, the Macias Family. **MOTION CARRIED** by unanimous vote.

8. Discussion, consideration, and possible action on vacant Administrative Services Manager position
MOTION by Demetra Conrad, **SECOND** by George Freas to table the agenda item until the next meeting. **MOTION CARRIED** by unanimous vote.

9. Discussion, consideration, and possible action regarding the “EST. 1926” on the mural on the south side of the CVB building
MOTION by George Freas, **NO SECOND**, to change the mural date on the south side of the CVB building to read, “Since 1876”. **MOTION FAILED**
MOTION by Demetra Conrad, **NO SECOND** to change the date to the oldest historically accurate year “Since 1872”. **MOTION FAILED**
MOTION by Stuart Mann to remove the date was withdrawn.
MOTION by George Freas, **SECOND** by Demetra Conrad to change the mural date on the south side of the CVB building to read, “Since 1875”.
MOTION CARRIED by unanimous vote.
10. Discussion, consideration, and possible action on amending the Organizational Chart and updating roles selected/separated by the City Council for the City of Glen Rose
Richard Bruning brought this before the council to clarify that the city council hires directors and/or Department heads.
MOTION by Demetra Conrad, **SECOND** by George Freas that Department Heads and Directors are hired and terminated by the City Council with the engagement of the City Administrator and to clearly notate that the City Administrator is their manager.
Ayes: Stuart Mann, Demetra Conrad, George Freas, Richard Bruning
Noes: Candace Scholz
MOTION CARRIED by a 4-0 vote.

CONSENT AGENDA *(All consent agenda items are considered routine by the 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.)*

11. Consider approval or other action regarding the minutes of the December 10, 2024, Regular City Council Meeting and December 23, 2024 and January 7, 2025 Special City Council Meeting
12. Consider approval or other action regarding the accounts payable report for December 2024
13. Consider approval or other action regarding the financial report for December 2024
MOTION by Richard Bruning **SECOND** by Demetra Conrad to approve the consent agenda as presented with a request to add Richard Bruning's name to the list of Councilmembers present in the January 7, 2025, minutes.
MOTION CARRIED by unanimous vote.

STAFF REPORTS

14. Public Works Director Report
15. Police Chief Report
16. Building and Planning Department Report
17. Code Enforcement and Animal Control Report
18. Convention and Visitors Bureau Director Report
19. City Secretary's Report
20. 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:

21. **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**
22. **Section 551.087 Economic Development**- Deliberation regarding the offer of a financial or other incentive to a business prospect: **380 Grants for the Historic Downtown District**
23. **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 Administrator**

Mayor Boles called the meeting into executive session at 8:18 p.m.; the meeting was called back to regular session at 9:43 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements

No action was taken.

Discussion, consideration, and possible action regarding the offer of a financial or other incentive to a business prospect- 380 Grants for the Historic Downtown District

The mayor asked councilmembers headed by Stuart Mann to look into reimbursement for the downtown business and award up to ten (10) percent of the savings for the whole sidewalk project if the business can claim/prove to have a financial loss due to the disruption of the sidewalk repairs during the Christmas holiday. Stuart Mann will be the chair and have staff, the city administrator, deliver the message.

MOTION to APPROVE by Demetra Conrad, **SECOND** by George Freas: **MOTION CARRIED** by unanimous vote.

Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters: City Administrator

No action was taken.

ADJOURN

Meeting adjourned at 9:45 p.m.

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). 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, January 10, 2025, and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary