

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, April 08, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, April 08, 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:

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

Mayor Pro Tem Demetra Conrad led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledge of Allegiance 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
Stuart Mann, Councilmember

Staff Present

Troy Hill, City Administrator
Jim Holder, Director of Public Works
Buck Martin, Chief of Police
Rita Smith, Marketing Brand Manager
Stephen Boyd, Development Services Director
Veronica Welch, City Secretary

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

Richard Vaughn came forward to address the council. He asked for any advanced knowledge, if available, for any demonstrations on the square so that he could sit and watch over the veteran's monument.

ANNOUNCEMENTS AND PRESENTATIONS

1. Presentation from Tarleton University regarding the Small Business Association Program
Charles Wall gave a brief overview of the SBA program and how it can benefit small businesses.

INDIVIDUAL ITEMS FOR CONSIDERATION

The Mayor moved up this item to allow the presenter to speak.

10. Discussion, consideration, and possible action to request that the City adopt and promote the "No Mow May" initiative
Mr. Kirk Kirksey addressed the habitat problem for honey bees and explained the initiative's benefits.
Mayor Boles postponed the item until later in the meeting.

ANNOUNCEMENTS AND PRESENTATIONS

2. Presentation from the Next Move Group
Chad reviewed the previous presentation to highlight areas Glen Rose needs to focus on to improve housing availability and attract new businesses.

3. Presentation from GRISD about the Big Event
Terri Teaff gave an overview of GRISD's Big Event, scheduled for May 9, 2025. She stated that the students are looking for projects to serve the community, and the project deadline is May 2, 2025.

ITEMS REQUIRING PUBLIC HEARINGS

4. Public hearing regarding a request to rezone Rock Ridge 3, also known as Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)
No one came forward during the Public Hearing

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration, and possible action regarding a request to rezone, Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)
Steven Bezner spoke on the property's history and gave a project overview of the planned development. **MOTION** by Stuart Mann and **SECOND** by Richard Bruning to change the R1 zoning to a Planned Development contingent upon executing a development agreement between the Developer and the City of Glen Rose. **MOTION CARRIED** by unanimous vote.

ITEMS REQUIRING PUBLIC HEARINGS

6. Public hearing regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26; in the City of Glen Rose, Somervell County, Texas
The item was **TABLED**.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration, and possible action regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5; in the City of Glen Rose, Somervell County, Texas
The item was **TABLED**.

ITEMS REQUIRING PUBLIC HEARINGS

Council member Demetra Conrad recused herself from the dias.

8. Public hearing, discussion and possible action by the Board of Adjustment at the request of CSL Texas System, LLC – Everett Chamberlain, located on Acres: 0.115, Blk: PT OF 3, TRACT 5 (50X100), Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK PT OF 3, TRACT 5 (50X100); also known as 105 SW Vine Street, to allow a mobile office to be placed behind the existing building in the B-3 (Central Business District)
Demetra Conrad opposed the mobile office but was not opposed to a permanent structure being built. Dana LaMure spoke about the historic nature of the current structure and how it has not been preserved and maintained.

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Discussion, consideration, and possible action by the Board of Adjustment at the request of CSL Texas System, LLC – Everett Chamberlain, located on Acres: 0.115, Blk: PT OF 3, TRACT 5 (50X100),

Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK PT OF 3, TRACT 5 (50X100); also known as 105 SW Vine Street, to allow a mobile office to be placed behind the existing building in the B-3 (Central Business District)
The item was **TABLED**. .

10. Discussion, consideration, and possible action to request that the City adopt and promote the “No Mow May” initiative
MOTION by George Freas and a **SECOND** by Demetra Conrad to adopt Resolution 2025-R-04 endorsing pollinator-friendly policies for “No Mow May”. **MOTION CARRIED** by unanimous vote.
11. Discussion, consideration, and possible action regarding water rates
The item was **TABLED** until new rates are presented.
Staff was directed to send the new presentation version to the Council, which will establish a new tier of 3000-5000 gallons.
12. Discussion, consideration, and possible action on reallocation of IntraFi funds for a higher interest rate
MOTION George Freas and **SECOND** by Demetra Conrad to move the funds from the money market account at First Financial Bank to the IntraFi at Interbank. **MOTION CARRIED** by unanimous vote.
13. Discussion, consideration, and possible action to update HPC ordinance to reflect recent changes accurately
Demetra Conrad presented changes to the HPC ordinance to correct the Quorum number and change the wording for inspections from monthly to annually.
MOTION by George Freas and **SECOND** by Stuart Mann to make the changes to the ordinance as presented. **MOTION CARRIED** by unanimous vote.
14. Discussion, consideration, and possible action on Resolution 2025-R-05 to standardize and formalize the city process for the sale of abandoned streets
MOTION by Demetra Conrad and **SECOND** by Richard Bruning to approve Resolution 2025-R-05 to standardize and formalize the city’s process for the sale of abandoned streets. **MOTION CARRIED** by the following votes:
AYES: Demetra Conrad, Candace Scholz, Richard Bruning, Stuart Mann
NOES: George Freas
15. Discussion, consideration, and possible action on the purchase of a vehicle for Development Services
MOTION by Demetra Conrad and a **SECOND** by Candace Scholz to approve a purchase of a vehicle for Development Services, not to exceed \$40,000.
MOTION CARRIED by the following votes:
AYES: Demetra Conrad, Candace Scholz, Richard Bruning
NOES: George Freas
ABSTAIN: Stuart Mann
16. Discussion, consideration, and possible action regarding a Special Alcohol Usage Permit Application for the Paluxy Music Festival
MOTION by Demetra Conrad and **SECOND** by Stuart Mann to approve the special alcohol usage permit application for the Paluxy Music Festival. **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.)*

17. Consider approval or other action regarding the minutes of the March 11, 2025, Regular City Council Meeting and March 31, 2025, Special City Council Meeting
18. Consider approval or other action regarding the accounts payable report for March 2025
19. Consider approval or other action regarding the financial report for March 2025

MOTION by Demetra Conrad and **SECOND** by George Freas to accept the consent agenda as presented.
MOTION CARRIED by unanimous vote.

STAFF REPORTS

20. Public Works Director Report
21. Police Chief Report
22. Building and Planning Department Report
23. Code Enforcement and Animal Control Report
24. Convention and Visitors Bureau Director Report
25. City Secretary's Report
26. 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:

27. **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**
28. **Section 551.072 Deliberations Regarding Real Property**- Parks/Walking Bridge

Mayor Boles adjourned out of regular session at 9:26 p.m. and into executive session at 9:29 p.m.
Mayor Boles adjourned executive session at 10:00 p.m. and resumed regular session at 10:01 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 taken on this item.

Discussion, consideration, and possible action regarding items discussed in Executive Session -
Section 551.072 *Deliberations Regarding Real Property - Parks/Walking Bridge*

ADJOURN

Mayor Boles adjourned the meeting at 10:03 p.m.

Note: The Glen Rose City Council may convene into Executive Session at any time during 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 06:00 PM on Friday, April 04, 2025, and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary