

**MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
JUNE 12, 2001 - 7:00 P.M.
COUNCIL CHAMBERS - TOWN HALL**

THE MEETING WAS CALLED TO ORDER BY MAYOR CONNIE KIRK AT 7:08 P.M. COUNCIL MEMBERS PRESENT WERE MAYOR PRO-TEM DARRELL ALLDREDGE, BRENDA GARTRELL, JOHN GORE AND KATIE WOODERSON. COUNCILMAN STACY DAVENPORT WAS ABSENT.

Prior to opening the meeting, Mayor Kirk introduced David Maple, who has been a member of the Planning & Zoning committee since 1994. Mr. Maple announced that he has plans to retire, and submitted his resignation from the committee to be effective when a replacement is found. Mayor Kirk thanked him for his years of service on the committee.

Copy of Agenda:

Public Hearing:

Public Hearing to consider request of Sheilah Keeling to rezone her property at 401 Grace Street from "R-1 Residential" to "B-1 Restricted Commercial" to allow her to have a tea room at her bed & breakfast facility.

Agenda for Regular Session

1. Approve or deny Sheilah Keeling's request for rezoning of 401 Grace St.
2. Approve minutes of previous meeting(s).
3. Consider and possibly award bid for Janitorial Services (contract to begin July 1, 2001).
4. Lynn Lane to address Council regarding Grace Street Improvement project.
5. Mike Jones, DVM, to address Council regarding animal spaying/neutering program.
6. Consider and possibly approve Intergovernmental Agreement to purchase radar equipment for Sheriff's Department vehicles.
7. CVB request - Consider and possibly approve 2-year agreement to allow Ted Oliver to order items with City logo, for resale in Paluxy Summit gift shop. City will receive a percentage of these sales.
8. CVB request - Consider and possibly approve 2-year agreement between CVB and Ted Oliver to share a leased copier.
9. Due to scheduled absences of Mr. Mackey, Ms. Busch and Ms. Thomas, consider and possibly approve changing date of July meeting to 3rd Tuesday (July 17th).
10. Confirm date and location of City Council Retreat.
11. Accept TIF infrastructure as complete, and authorize annual disbursement of funds in TIF account.
12. Change zoning of newly annexed area in Wolf City (Farr Addition: Block 25, Lots 7 and 8; Block 26; Block 17, Block 5, Lots 4 through 8; Block 16, Lot 12) from "R-1 Residential" to "R-3 Single, Two, Four and Manufactured Home."
13. Adopt resolution for speed limits on Hwy. 67 as outlined by TXDOT.

14. Approve closing of alleys in Wolf City area and one alley behind Johnnie Martin's house, as follows:

Railroad Addition:

Block 1	From Austin Street to First Street
Block 2	From First Street to Second Street
Block 3	From Second Street to Third Street
Block 4	From Third Street to Fourth Street
Block 5	From Fourth Street to Fifth Street
Block 19	From Austin Street to First Street
Block 18	From First Street to Second Street
Block 17	From Second Street to Third Street
Block 16	From Third Street to Fourth Street
Block 15	From Fourth Street to Fifth Street
Block 21	From Austin Street to Second Street
Block 22	From Second Street to Third Street
Block 23	From Third Street to Fourth Street
Block 24	From Fourth Street to Fifth Street
Block 34	From Austin Street to Third Street
Block 33	From Third Street to Fourth Street
Block 32	From Fourth Street to Fifth Street

J.J. Farr Addition: (14' alleys)

Block 1	From Austin Road to First Street
Block 2	From First Street to Second Street
Block 3	From Second Street to Third Street
Block 4	From Third Street to Fourth Street
Block 5	From Fourth Street to Fifth Street
Block 24	From Clay Street to Webster Street

J.J. Farr Addition: (14' alleys) (continued):

Block 19	From Second Street to Third Street
Block 18	From Third Street to Fourth Street
Block 17	From Fourth Street to Fifth Street
Block 23	From Elm Street to Clay Street
Block 24	From Elm Street to Clay Street
Block 25	From Elm Street to Clay Street
Block 26	From Elm Street to Clay Street

East End Addition:

14' alley bounded on the North by Lots 15 and 16 and bounded on the South by Lots 25 and 26.

15. CVB Director's Report
16. City Superintendent's Report
17. Mayor's Report

Public Hearing:

Mayor Kirk opened the Public Hearing to consider request of Sheilah Keeling to rezone her property at 401 Grace Street from "R-1 Residential" to "B-1 Restricted Commercial" to allow her to have a tea room at her bed & breakfast facility. Lynn Lane, a neighbor of Mrs. Keeling, announced his endorsement of the proposed facility. The Planning & Zoning Committee, who approved the rezoning, reported three letters received from area homeowners, all of which were favorable. Ms. Gartrell asked if there would be enough parking to meet Code Enforcement Standards. Mr. Lane said he owns 0.7 acres across the street from Ms. Keeling that he would allow her to use for parking purposes. Mrs. Keeling wondered why she would be required to have 1 parking space for every 3 seats, when the restaurants on the Square obviously do not have that many parking spaces in front of their facilities. A lengthy discussion on parking ensued, with many options discussed. It was ultimately determined that when the new Mustang Street was constructed, the City encroached 4.5 feet onto Ms. Keeling's land (with her verbal permission), and that the City has a 14.5 foot right-of-way directly across the street from her facility. Mr. Mackey suggested that an Easement Agreement be composed for the use of Mrs. Keeling's land in exchange for use of the City's right-of-way for parking purposes. The Public Hearing concluded at 7:58 p.m.

Action on Agenda Items:

1. Mr. Gore moved that the Request for Rezoning be approved, subject to the parking situation being resolved. Mr. Alldredge seconded the motion and it passed 4/0.
2. Mr. Alldredge moved that the minutes be approved as written. Ms. Gartrell seconded the motion, and it passed 4/0.
3. Four bids were received for janitorial services at Town Hall:

Linda Taylor, Hico	\$500/month
Gytha Barfield, Glen Rose	\$500/month
Sharlin "Boopie" Sifford, Glen Rose	\$550/month
MT Janitorial Services	
(Marcietta Hancock Taylor)	\$675/month

Mr. Gore moved that in accordance with regulations, the bid be awarded to the lowest local bidder, Ms. Barfield. Mr. Alldredge seconded the motion, which passed 3/1, with Ms. Gartrell voting against.
4. Lynn Lane addressed Council on what he called, "The Saga of Back Street." He reflected on his family's history in Glen Rose, and how he came by his land on Grace Street. He expressed his dissatisfaction with the way the construction and improvements have been handled recently, and described damage to several

homes. Mayor Kirk cautioned him to refrain from repeating "hearsay," and asked him to please address the matter at hand. Mr. Lane expressed his dissatisfaction with the installation of driveways on two of his properties, saying that he had paid \$685 to have a wider driveway at one location, and he felt he should be reimbursed by the City for that expense. He also stated his intent to build a 2-car garage on another property, and felt that he should be given a wider driveway at that location at no charge. Mr. Lane continued to voice his complaints against the City in general and Mr. Mackey in particular. At Mayor Kirk's invitation to comment, Mr. Mackey only replied that apparently Mr. Lane misunderstood what he had told him to say to the contractor. He added that when driveways are replaced, the homeowner is only entitled to what was there previously. If a larger or wider drive is requested (or intended), the expense is to the homeowner, not the City.

5. Local veterinarian Mike Jones presented a proposal to Council to ensure spaying and neutering of adopted animals. He suggested a \$40 coupon to be redeemed at any veterinarian's office. The vet would then return the coupon to the shelter for reimbursement, along with verification of sterilization. A fine would be levied for violation. Animal Control employee Tammy Mayfield described her efforts to network with other agencies specializing in animal adoption.

At 8:30 p.m. Council took a break, and the meeting resumed at 8:43 p.m. To accommodate some of the remaining guests, Mayor Kirk altered the order of the rest of the agenda.

14. Mayor Kirk read the proposed alley closings in Wolf City. Mr. Mackey explained that these closing are for survey purposes. It has already been determined that when a lot in that area is surveyed, the front property line will be the middle of the street (see Minutes of Regular Meeting - July 13, 1999). The only plats of record are dated 1911 and 1915, and they do not match. The objective is to make each lot match its deed, as nearly as possible. Mr. Mackey's recommendation is that when each homeowner has his lot surveyed, he will, at his own expense, submit a Quit Claim Deed to the City, granting him the right to the City's portion of the alleyway (in most cases, 7 feet). Mr. Alldredge made a motion to that effect, and Ms. Wooderson seconded it. The motion passed unanimously.
11. Mr. Alldredge said that both he and Mr. Mackey were present at the TIF Board meeting recently, and neither has any problem with paying the requested sum of \$57671.80 as the first draw-down of TIF monies. The operators of the TIF have proved that they are upholding their end of the agreement, in that the property, which was valued at \$85,000 three years ago, now has an appraised value of \$2.5 million and rising. Mr. Alldredge moved that the funds be paid as requested. Ms. Gartrell seconded the motion, and it passed 4/0. Mr. Hutchinson reported that although construction has been slow, it will soon be picking up, and the hotel and museum should be under construction by the first of 2002.

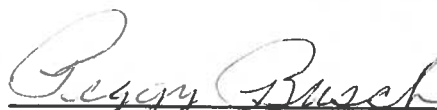
12. Mr. Mackey explained that when the various lots with city water and sewer service were annexed in April, they should have been annexed as "R-3 Single, Two, Four and Manufactured Homes," since much of the housing in that area is mobile homes. Mr. Alldredge moved that the zoning be changed, and Ms. Wooderson seconded the motion, which passed 4/0.
13. The Texas Department of Transportation has proposed speed limits on portions of Highway 67, and in order for them to be enforced, the Council must adopt an ordinance establishing them. However, the item was placed on the Agenda as a "resolution," and no vote could be taken. Mr. Alldredge moved that it be tabled until July. Ms. Wooderson seconded, and the motion passed 4/0. There was also a discrepancy in whether the speed limit is going to be 30 mph or 35 mph, as the documents received do not reflect the same mph speeds.
6. Mr. Mackey explained that the Sheriff's Department, although willing to enforce speed limits in the city, has only one patrol unit equipped with radar. This agreement will allow the City to purchase radar units to equip the remaining seven patrol vehicles, in consideration of the services rendered by the Sheriff's Department, at no cost to the City. Cost is estimated at \$900 per unit, and installation and maintenance will be the responsibility of the Sheriff's Department. When purchased, the units will be County property assigned to the Sheriff's Department. Mr. Alldredge moved to approve the Intergovernmental Agreement, and Ms. Wooderson seconded the motion, which passed unanimously. It will be presented to the County immediately.
7. CVB Director Donna Schott presented a proposal for Paluxy Tours to sell CVB merchandise in their store for a 10% royalty fee. Bob & Renita Carpenter and Sheilah Keeling voiced opposition to this concept, stating that other outlets might want to sell CVB merchandise, as well. Although it is a non-exclusive agreement, Mr. Alldredge moved to table the action until the July meeting. Mr. Gore seconded the motion, and it passed 4/0.
8. When presented with an agreement between the CVB and Paluxy Tours to share a copier, Dr. Carpenter stated that it gave the impression that public funds were being used to enhance private enterprise. Mr. Alldredge moved to table the item until July. Mr. Gore seconded the motion, and it passed 3/1, with Ms. Gartrell voting against.
9. It was explained that Ms. Busch and Ms. Thomas will be attending Municipal Court Clerk training in Austin July 9-13, and Mr. Mackey will be on vacation July 1-15. Ms. Gartrell moved that the meeting scheduled for July 10 be postponed until Tuesday, July 17, 2001. Mr. Alldredge seconded the motion, and the motion passed unanimously.

10. Council selected Saturday, August 11, as the date for the 2001 City Council Retreat. Facilities contacted included Rough Creek and Inn on the River, both of which estimated a cost of approximately \$1,000 for the meeting and lunch. The meeting room at Squaw Creek Lake Park is available at no charge. Renita Carpenter said she would ask the Bed & Breakfast owners to prepare a complimentary breakfast, and Doug Hutchinson offered lunches from Lewis & Clark restaurant. He also offered to furnish a meeting room if no other one became available. Mr. Alldredge moved that the meeting be scheduled for August 11, and that staff attempt to secure the Community Center for the meeting. The motion was seconded by Ms. Gartrell, and passed unanimously.
15. Ms. Schott reported that (1) the Open House for the new CVB offices will be held at 6:00 p.m. on Friday, June 22; and (2) a part-time employee, Jacki White, has recently been hired to help with the summer tourism season.
16. Mr. Mackey confirmed that Richard Trotter has been authorized to begin construction on the grant-funded water and sewer improvements on College Street. Construction will begin on or before June 18, and is scheduled for completion in approximately 150 calendar days. Streets affected include portions of Holden near English, at Gaither at the Junior High, College Street from Shepard to Lakeview, and sewer improvements only on Ruth Parker Lane. Residents will be notified this week of the pending construction.
17. Mayor Kirk (1) encouraged all members to attend a function at TXU, to which they all received invitations; (2) The Independence Day Parade will be on Saturday, June 30. Mayor Kirk is again sponsoring the Veterans Float, and asks that all veterans contact Town Hall about riding in the parade; (3) The Association of Mayors, Councilmembers and Commissioners will be held July 19-21 in Wichita Falls. Mayor Kirk will be attending, and encouraged any council members to try to attend; (4) She addressed the problem of trying to secure a traffic light at the intersection of Highways 144 and 67 at the eastern city limits. A letter from her will be going to the head of the Texas Department of Transportation this week, and a notice will be published in next week's Glen Rose Reporter asking citizens to contact all state officials regarding this serious problem; and (5) She thanked everyone who participated in the blood drive for Johnnie Pilcher. The goal was to collect 25 pints. The Carter Bloodmobile saw 45 volunteer donors, and accepted 35 pints of blood, so the drive was a complete success. Another drive is tentatively planned for October.

At 10:18, Mayor Kirk asked for a motion to adjourn. It was made by Darrell Alldredge and John Gore, and seconded by Brenda Gartrell and Katie Wooderson, making it unanimous.



Connie Kirk, Mayor


Peggy Busch, City Secretary