

# MINUTES OF THE CITY OF GLEN ROSE

## REGULAR CITY COUNCIL MEETING

**Monday, February 13, 2023 at 5:30 PM**

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The City Council of the City of Glen Rose met in a Regular Meeting on Monday, February 13, 2023, 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:

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### **CALL TO ORDER**

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

### **INVOCATION**

Councilmember George Freas led the invocation.

### **PLEDGES OF ALLEGIANCE**

Mayor Douglas led the Pledges of Allegiance to the United States and Texas flags.

### **ROLL CALL**

#### ***Councilmembers Present***

Julia Douglas, Mayor  
Chip Joslin, Mayor Pro Tem  
Kelly Harris, Council Member  
George Freas, Council Member  
Demetra Conrad, Council Member  
TJ Walker, Council Member

#### ***Staff Present***

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

### **CITIZEN/VISITOR COMMENTS**

No one came forward to address the council.

### **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:**

- 1. 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 Douglas called the meeting in to Executive Session at 5:32 p.m. Mayor Douglas called the meeting back to regular session at 5:45 p.m.

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

- 2. Discussion, consideration, and possible action regarding item discussed in Executive Session: Personnel - City Administrator**  
No action was taken.

### **PUBLIC HEARINGS**

3. **Public hearing regarding a request to rezone the property located at 103 Paluxy Summit, being Lot 1, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11463 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**  
No one spoke in favor of or opposition to the rezone.
4. **Public hearing regarding a request to rezone the property located at 105 Paluxy Summit, being Lot 2, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11464 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**  
No one spoke in favor of or opposition to the rezone.
5. **Public hearing regarding a request to rezone the property located at 107 Paluxy Summit, being Lot 3, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11465 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**  
No one spoke in favor of or opposition to the rezone.

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

6. **Discussion, consideration, and possible action regarding an Ordinance rezoning the property located at 103 Paluxy Summit, being Lot 1, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11463 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**

Michael Leamons, City Administrator, briefed the council on the rezone request. The Planning and Zoning Commission met on February 2, 2023 and recommended approval of the rezone.

MOTION By Chip Joslin, second by TJ Walker, to approve Ordinance No. 2023.02.13.A rezoning the property located at 103 Paluxy Summit from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District). MOTION CARRIED by unanimous vote.

7. **Discussion, consideration, and possible action regarding an Ordinance rezoning the property located at 105 Paluxy Summit, being Lot 2, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11464 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**

Michael Leamons, City Administrator, briefed the council on the rezone request. The Planning and Zoning Commission met on February 2, 2023 and recommended approval of the rezone.

MOTION By Kelly Harris, second by TJ Walker, to approve Ordinance No. 2023.02.13.B rezoning the property located at 105 Paluxy Summit from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District). MOTION CARRIED by unanimous vote.

8. **Discussion, consideration, and possible action regarding an Ordinance rezoning the property located at 107 Paluxy Summit, being Lot 3, Block 1, Paluxy Summit Addition of the City of Glen Rose, Texas, and being described as Parcel No. 11465 by the Somervell County Appraisal District, from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District).**

Michael Leamons, City Administrator, briefed the council on the rezone request. The Planning and Zoning Commission met on February 2, 2023 and recommended approval of the rezone.

MOTION By TJ Walker, second by George Freas, to approve Ordinance No. 2023.02.13.C rezoning the property located at 107 Paluxy Summit from R-2M (Single and Two-to-Four-Family Residential District and Multi-Building Residential District) to R-4 (Multifamily Residential District). MOTION CARRIED by unanimous vote.

**9. Discussion, consideration, and possible action regarding a request for a variance from the City of Glen Rose Code of Ordinances, Article 4.02.002 *Alcoholic Beverages; Sale Near Church, School, or Hospital* for Oakdale Resort & Motor Court, LLC, located at 1019 NE Barnard Street.**

Oakdale Resort requested a variance from the 300-feet requirement for the sale of alcohol near a school. Luci DiGiorgio, representing Oakdale Resort, had submitted a letter to Council explaining that, while the parcel lines were within 300 feet of Glen Rose Junior High, the main entrance to the park was over 2,000 feet from the school along the streets and outer edge of the property, which is enclosed by fencing.

MOTION by George Freas, second by Chip Joslin, to approve a variance request for Oakdale Resort & Motor Court, LLC for the property located at 1019 NE Barnard Street. MOTION CARRIED by unanimous vote.

**10. Discussion, consideration, and possible action, if necessary, regarding the City of Glen Rose Communications Plan**

Abra Nusser, Peloton Land Solutions, briefed Council on the progress of the City's Communication Plan project. No action was taken.

**11. Discussion, consideration, and possible action, if necessary, regarding the City of Glen Rose Comprehensive Plan**

Abra Nusser, Peloton Land Solutions, briefed Council on the progress of the City's Comprehensive Plan. Council had been provided with a draft version of the plan and were asked to submit their comments to City Secretary Staci King. No action was taken.

**12. Discussion, consideration, and possible action regarding an Ordinance amending the City of Glen Rose Code of Ordinances, Chapter 14, Appendix A *Schedule of Uses*, specifically parking regulations**

Pam Streeter, Chair, Planning and Zoning Commission, briefed the council on the work the Commission had done in the proposed changes to the parking requirements. The Planning and Zoning Commission met on February 2, 2023 to finalize the recommendations that had been presented to Council.

MOTION by Chip Joslin, second by Kelly Harris, to approve Ordinance No. 2023.02.13.D amending the City of Glen Rose Zoning Ordinance, Chapter 14 *Schedule of Uses*, as presented. MOTION CARRIED by unanimous vote.

**13. Discussion, consideration, and possible action regarding the creation of a Development Director position and other matters related thereto**

Discussion was held regarding the creation of a Development Director position and a proposed job description; it was suggested that the incoming City Administrator be allowed to provide input on the subject.

MOTION by George Freas, second by Kelly Harris, to table the item until after the hiring of a new City Administrator. MOTION CARRIED with Demetra Conrad casting a dissenting vote.

**14. Discussion, consideration, and possible action regarding a Resolution amending the FY2022-2023 General Fund budget**

City Administrator Leamons presented council with budget amendments for FY 2022-2023. Discussion was held regarding an adjustment needed for cement stabilization needed in Valley View and how it would affect the current project in that area. Council felt that additional information was needed before designating funds to cement stabilization.

MOTION by Chip Joslin, second by George Freas, to approve Resolution No. 2023.02.13.A adopting the budget adjustments with the exception of the \$24,000 requested for cement stabilization in Valley View. MOTION CARRIED by unanimous vote.

**15. Discussion, consideration, and possible action regarding a Resolution ordering the May 6, 2023 General Election**

MOTION by Kelly Harris, second by George Freas, to approve Resolution No. R-2023.02.13.B ordering the May 6, 2023 General Election. MOTION CARRIED by unanimous vote.

**CONSENT AGENDA**

**16. Approval or other action regarding City Council Minutes**

January 10, 2023 Regular City Council Meeting  
January 17, 2023 Special City Council Meeting  
January 19, 2023 Special City Council Meeting  
January 30, 2023 Special City Council Meeting

**17. Approval or other action regarding the accounts payable report for January 2023**

**18. Approval or other action regarding the financial report for the month of January 2023**

Councilmember TJ Walker requested Item No. 18 be removed from the Consent Agenda for further discussion.

**19. Approval or other action regarding approval of Work Order No. 39, as part of the General Services Agreement with eHT, to provide services to renew the City of Glen Rose's Wastewater Treatment Plant Discharge Permit**

**20. Approval or other action regarding Glen Rose Historic Property Tax Exemptions for 2023**

MOTION by Chip Joslin, second by TJ Walker, to approve the Consent Agenda. MOTION CARRIED by unanimous vote.

Councilmember Walker asked about a discrepancy in the utility billing report regarding the amount billed versus the amount collected. Staci King, City Secretary, told Ms. Walker that she would need to do more research in order to answer her question.

MOTION by TJ Walker, second by Demetra Conrad, to approve the financial report for January 2023. MOTION CARRIED by unanimous vote.

**STAFF REPORTS**

**21. Public Works Director Report**

**22. Police Chief Report**

**23. Building and Planning Department Report**

**24. Code Enforcement and Animal Control Report**

25. **Convention and Visitors Bureau Director Report**
26. **City Administrator's Report**
27. **City Secretary's Report**

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

There were no reports from the Mayor or Councilmembers.

*Mayor Douglas recessed the meeting at 7:52 p.m. and was reconvened at 7:58 p.m.*

#### **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:

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: Building Official**

Mayor Douglas called the meeting in to Executive Session at 7:58 p.m. The meeting was called back to regular session at 8:09 p.m.

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

29. **Discussion, consideration, and possible action regarding item discussed in Executive Session: Personnel - Building Official**

No action was taken.

#### **ADJOURN**

The meeting was adjourned at 8:09 p.m.