

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, February 11, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, February 11, 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

Pastor Owen McKnight, from the First Methodist Church, 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
Stephen Boyd, Development Services Director

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

No citizen or visitor comments.

ANNOUNCEMENTS AND PRESENTATIONS

1. Presentation from Wildan regarding water and wastewater rates
This presentation was postponed to the next city council meeting.
2. Presentation regarding the Lane Building from Brian Gaffin
Brian Gaffin gave an update on the Lane Building project. Brian showed the city council construction documents and plans to move the project forward. The City Council asked for the slides and pictures of previous presentations to be sent to them.

ITEMS REQUIRING PUBLIC HEARINGS

3. Public hearing regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary
No one spoke for or against the item.

4. Public hearing regarding recommendations for creating Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary
No one spoke for or against the item.
5. Public hearing regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary
No one spoke for or against the item.
6. Public hearing regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential
No one spoke for or against the item.

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:

7. **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: **Personnel Matters**
8. **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**

Mayor Boles called the meeting into executive session at 5:57 p.m., and it was called back into regular session at 6:31 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

9. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Personnel Matters
No action was taken on this item.
10. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements
The Mayor directed staff to move forward with discussions on interlocal agreements with the County.

INDIVIDUAL ITEMS FOR CONSIDERATION

11. Discussion, consideration, and possible action regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary
Pam Streeter from the Planning and Zoning Commission discussed implementing a Downtown District Overlay to encompass a more significant portion of Barnard Street from Shepard Street to the Rivercrest area. The ordinance's boundaries and restrictions were discussed.
MOTION by George Freas, **SECOND** by Stuart Mann to approve the downtown overlay with the following revisions to take boundaries to Marylynn Street to the river to include the property that is the Retirement Home apartments abounded by the River on the Southside all the way to Big Rocks Park all the way to Oakdale to include Oakdale's vacant lot and adjust boundaries up to Walker Street

and head North East to go up Hereford Street to Walker Street, at the intersection of Walker and Hereford, the boundaries (do not include any homes on Walker Street) and come South on Hereford street to the point on the proposed map. **MOTION CARRIED** by the following votes:

AYES: Candace Scholz, George Freas, Richard Bruning, Stuart Mann

ABSTENTION: Demetra Conrad

12. Discussion, consideration, and possible action regarding recommendations for creating Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary

This item was **TABLED**.

13. Discussion, consideration, and possible action regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary

MOTION by Demetra Conrad, **SECOND** by Richard Bruning to approve as presented. **MOTION CARRIED** by the following votes:

AYES: Candace Scholz, Richard Bruning, Demetra Conrad, Stuart Mann

NOES: George Freas

Agenda Item 16 was moved up at the request of the Mayor

16. Discussion, consideration, and possible action on the City-owned property at Mustang and the Methodist Church building

The item will be **TABLED** until the next meeting.

14. Discussion, consideration, and possible action regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential

MOTION by George Freas and **SECOND** by Candace Scholz to adopt the education institutional uses part five (5) and part eight (8) for residential as it relates to daycare facilities. **MOTION CARRIED** by unanimous vote.

MOTION by Demetra Conrad **SECOND** by George Freas to approve as presented with the change of ensuring that the sections that have wine and malt match the sections or the designations of wine only in the retailers. **MOTION CARRIED** by unanimous vote.

15. Discussion, consideration, and possible action on approving a survey of the Expo property to determine easements

MOTION by Richard Bruning and **SECOND** by Demetra Conrad to approve a survey for the amount of \$5000 with a plus or minus of 5% on the \$5000 for the Expo easements. **MOTION CARRIED** by unanimous vote.

17. Discussion, possibly take action on semi-permanent temporary roadblocks for the north side of the Jr High to use for “recess” hours during school days between the hours of 11:45 am - 1:05 pm

This item will be **TABLED** until the next meeting.

18. Discussion, consideration, and possible action on future street closures for various City events

MOTION by George Freas and **SECOND** by Stuart Mann to give Troy Hill and Jim Holder the latitude to close the streets based on what was presented in the agenda item. **MOTION CARRIED** by unanimous vote.

Agenda item 37 was moved up at the request of the Mayor.

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:

37. Section 551.087 Economic Development- Deliberation regarding the offer of a financial or other incentive to a business prospect: **The Glen Hotel**

Mayor Boles called the meeting into executive session at 8:06 p.m., and it was called back into regular session at 8:55 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

39. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.087 Economic Development: The Glen Hotel
The council directed staff to continue the consideration and deliberation for incentives for the Glen Hotel
19. Discussion, consideration, and possible action on approving Ordinances 2025-O-01 & Ordinance 2025-O-02
MOTION by Demetra Conrad and **SECOND** by George Freas to approve as presented. **MOTION CARRIED** by the following votes:
AYES: Richard Bruning, Demetra Conrad, Stuart Mann, George Freas
NOES: Candace Scholz
20. Discussion, consideration, and possible action regarding a Resolution to order the May 3, 2025, General Election
MOTION by Demetra Conrad and **SECOND** by Stuart Mann to approve the Resolution to order the May 3, 2025 General Election. **MOTION CARRIED** by unanimous vote.
21. Discussion, consideration, and possible action regarding granting 2 additional floating holidays for calendar year 2025. Dates being considered 11/26/25 & 12/26/25.
MOTION by Richard Bruning and **SECOND** by Stuart Mann to approve two (2) additional floating holidays as presented. **MOTION CARRIED** by unanimous vote.
22. Discussion, consideration, and possible action regarding recommendations for amending Appendix A Fee Schedule Article A3.000 Construction and Development Related Fee
MOTION by Demetra Conrad and **SECOND** by Candace Scholz to approve as presented excluding any fees not specific to new build construction. **MOTION CARRIED** by the following votes:
AYES: Candace Scholz, Demetra Conrad, Richard Bruning
NOES: George Freas, Stuart Mann
23. Discussion, consideration, and possible action on setting a date for a Town Hall meeting to discuss a park plan
MOTION by Demetra Conrad **SECOND** by George Freas to set a tentative date for the Town Hall meeting to discuss a park plan for March 27, 2025, Thursday at 5:30 pm, but subject to change. **MOTION CARRIED** by unanimous vote.
24. Discussion, consideration, and possible action regarding the Multiple Sclerosis Bike Event
MOTION by Stuart Mann and **SECOND** by Richard Bruning to all the MS Bike Event to use Heritage Park and Pavilion from April 30th to May 4th to have overnight camping and allow for on-premise alcohol consumption on May 3rd within the park and waive fees for rental of Park and Pavillion. **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.)*

25. Discussion, consideration, and possible action on approving ordinance 2025-O-03 & 2025-O-04 amending Appendix A Fee Schedule A 4.005 and Chapter 4, Article 4.05.035
26. Consider approval or other action regarding the minutes of the January 14, 2025, Regular City Council Meeting and January 19, 2025, Special City Council Meeting
27. Consider approval or other action regarding the accounts payable report for January, 2025.
28. Consider approval or other action regarding the financial report for January 2025

MOTION by Richard Bruning and **SECOND** by Stuart Mann to approve the consent agenda as presented. **MOTION CARRIED** by unanimous vote.

STAFF REPORTS

29. Public Works Director Report
30. Police Chief Report
31. Building and Planning Department Report
32. Code Enforcement and Animal Control Report
33. Convention and Visitors Bureau Director Report
34. City Secretary's Report
35. 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:

36. **Section 551.074 Personnel Matters** - *to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Marketing & Advertising Administrator***

Mayor Boles called the meeting into executive session at 9:53 p.m., and it was called back into regular session at 10:27 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

38. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters- Marketing & Advertising Administrator

The City Council is directing staff and the administrator to create a new position, Creative Marketing and Tourism Brand Manager, with the job description as provided.

ADJOURN

Mayor Boles adjourned the meeting at 10:28 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, February 07, 2025, and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary