

MINUTES OF THE CITY OF GLEN ROSE CITY COUNCIL

REGULAR MEETING

Tuesday, August 09, 2022 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, August 09, 2022 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:

CALL TO ORDER

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

INVOCATION

City Administrator Leamons led the invocation.

PLEDGES OF ALLEGIANCE

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

ROLL CALL

Council Present

Julia Douglas, Mayor
Chip Joslin, Mayor Pro Tem
Kelly Harris, Council member
Demetra Conrad, Council member
TJ Walker, Council member
George Freas, Council member (joined via Zoom at 5:40 p.m.)

Staff Present

Michael Leamons, City Administrator
Staci King, City Secretary
Buck Martin, Chief of Police
Jim Holder, Director of Public Works
Kyle Reeves, Building Official

CITIZEN/VISITOR COMMENTS

No one came forward to address the council.

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

1. **Section 551.071 Consultation with Attorney – City Administrator Contract**

Mayor Douglas called the meeting in to executive session at 5:33 p.m.; the meeting was called back to regular session at 6:15 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

2. **Section 551.071 Consultation with Attorney – City Administrator Contract**

No action was taken on this item.

PUBLIC HEARINGS

Mayor Douglas opened the public hearings at 6:16 p.m.

3. **Public Hearing on an Ordinance Amending the City's Historic Landmark Preservation Ordinance to revise, ratify, and recodify it as Article 14.03 of the City's Zoning Ordinance.**

No one spoke in favor of or opposition to amending the Historic Landmark Preservation Ordinance.

4. **Public hearing regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; being legally described as Tracts 1-6, Three Rivers Addition, Abst: A136, 45.99 acres, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District)**
No one spoke in favor of or opposition to the rezone request.
5. **Public hearing regarding a request for a Specific Use Permit to operate an “Athletic or fitness club” within the Central Business District (B-3) at the property located at 102 NE Barnard Street, being legally described as Lot 7 (25X100), Block 5 of the Glen Rose Townsite, Subd: G0500, Abst: A136**
No one spoke in favor of or opposition to the request for a specific use permit.
6. **Public hearing regarding a request for a Specific Use Permit to operate a short term rental in the Central Business District (B-3) at the property located at 103 SW Vernon, being legally described as Lots 1 & 2 (57X100), Block: 2, Glen Rose Townsite, Subd: G0500, Abst: A136**
No one spoke in favor of or opposition to the request for a specific use permit.

Mayor Douglas closed the public hearings at 6:17 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. **Discussion, consideration, and possible action on Ordinance Amending the City’s Historic Landmark Preservation Ordinance to revise, ratify, and recodify it as Article 14.03 of the City’s Zoning Ordinance**
MOTION by Chip Joslin, second by Kelly Harris, to approve Ordinance No. 2022.08.09.A amending the City’s Historic Landmark Preservation Ordinance. MOTION CARRIED by unanimous vote.
8. **Discussion, consideration, and possible action regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; being legally described as Tracts 1-6, Three Rivers Addition, Abst: A136, 45.99 acres, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District)**
MOTION by Demetra Conrad, second by Chip Joslin, to approve Ordinance No. 20225.08.09.B rezoning the property located at 2322 CR 312, being Tracts 1-6 of the Three Rivers Addition, from R-1 to P&R. MOTION CARRIED by unanimous vote.
9. **Discussion, consideration, and possible action regarding a request for a Specific Use Permit to operate an “Athletic or fitness club” within the Central Business District (B-3) at the property located at 102 NE Barnard Street, being legally described as Lot 7 (25X100), Block 5 of the Glen Rose Townsite, Subd: G0500, Abst: A136**
Kyle Reeves, Building Official, presented the request to council. On July 21, 2022, the Planning and Zoning Commission voted unanimously to recommend approving the request for a Specific Use Permit at 102 NE Barnard.

Brent Rosenkranz, applicant, was in attendance to answer questions. Pam Streeter, chair of the Planning and Zoning Commission, reiterated the Commission’s support of the request.

MOTION by TJ Walker, second by Kelly Harris, to approve a Specific Use Permit for 102 NE Barnard as presented. MOTION CARRIED with Demetra Conrad casting a dissenting vote.
10. **Discussion, consideration, and possible action regarding a request for a Specific Use Permit to operate a short term rental in the Central Business District (B-3) at the property located at 103 SW Vernon, being legally described as Lots 1 & 2 (57X100), Block: 2, Glen Rose Townsite, Subd: G0500, Abst: A136**

Kyle Reeves, Building Official, presented the request to council. On July 21, 2022, the Planning and Zoning Commission voted unanimously to recommend approving the request for a Specific Use Permit at 103 SW Vernon.

Donia Gill was in attendance on behalf of the property owner to answer questions. Pam Streeter, chair of the Planning and Zoning Commission explained that prior to the vote for a positive recommendation, lengthy discussions were held by the Commission regarding parking, noise, etc.

MOTION by Chip Joslin, second by Kelly Harris, to approve a Specific Use Permit for 103 SW Vernon as presented. MOTION CARRIED by unanimous vote.

11. Discussion, consideration, and possible action regarding a Preliminary Plat for Squaw Valley Estates Phase I, as submitted by owners Oaktree Assets LLC, being legally identified as Squaw Valley Estates, Lots 1-27, being an 18.54 Acre Tract out of the Milam County School Land Survey, Abst.136, in the City of Glen Rose, Somervell County, Texas.

Kyle Reeves, Building Official, presented the request to council. On July 21, 2022, the Planning and Zoning Commission voted unanimously to recommend approving the preliminary plat for Squaw Valley Estates.

Chris Hays, Enprotec | Hibbs & Todd, was in attendance to answer questions.

MOTION by Demetra Conrad, second by Chip Joslin, to approve the preliminary plat for Squaw Valley Estates. MOTION CARRIED by unanimous vote. *Council member Freas did not have video feed at the time of the vote, and therefore was marked as absent during the vote.*

12. Discussion, consideration, and possible action on award of the Valley View Street Improvements Project

Chris Hays, Enprotec | Hibbs & Todd, presented the bids to council, with Talbran Enterprises, LLC being the lowest bidder. James Cage and Larry Wilson spoke in favor of the project.

MOTION by TJ Walker, second by Demetra Conrad, to award the Valley View Street Improvement Project to Talbran Enterprises, LLC.

13. Discussion, consideration, and possible action regarding an ordinance amending the City of Glen Rose Code of Ordinances, Chapter 14, Appendix A, Zoning Ordinance; Schedule of Uses to allow for the sale of alcohol in various zoning districts and other amendments to allowable uses in Restricted Commercial District (B-1), General Commercial District (B-2), and Central Business District (B-3)

Council member Conrad and Planning and Zoning Commission chairperson Streeter presented the item to council.

MOTION by Kelly Harris, second by TJ Walker, to approve Ordinance No. 2022.08.09.C amending the City of Glen Rose Code Zoning Ordinance and Schedule of Uses. MOTION CARRIED by unanimous vote.

14. Discussion, consideration, and possible action regarding the formation and appointment of a committee to explore opportunities for youth after school programs

Council member Walker presented this item to council. After discussion, Council member Harris agreed to serve as the city's representative. No action taken.

CONSENT AGENDA

Council member Walker removed item 16 from the consent agenda. Council member Harris removed item 20 from the consent agenda.

15. **Consider approval or other action regarding minutes of the Glen Rose City Council
July 7, 2022 Special City Council Meeting
July 12, 2022 Regular City Council Meeting
July 26, 2022 Regular City Council Meeting.**
17. **Consider approval or other action regarding the financial report for July 2022**
18. **Consider approval or other action authorizing the Mayor to sign the Prairielands Historic Water Use Permit**
19. **Approval or other action regarding the City of Glen Rose's Texas Municipal League membership for 2022-2023**
21. **Approval of request by the Glen Rose Wine and Art Festival for temporary street closures and an alcohol special use permit**
22. **Consider approval or other action regarding the Glen Rose Strategic Plan 2022-2024**
23. **Consider approval or other action regarding scheduling public hearings at 5:30 p.m. at City Hall on August 23, 2022 for the FY 2022-23 Budget and on September 13, 2022 for the 2022 Tax Rate.**

MOTION by Kelly Harris, second by TJ Walker to approve the consent agenda. MOTION CARRIED by unanimous vote.

16. **Consider approval or other action regarding an accounts payable report for payments made during July 2022 (R.Sosol)**
Council member Walker asked Administrator Leamons about the AT&T Mobility payments, as she has previously requested that the associated phone numbers be listed on the payable report. Mr. Leamons explained that Deputy City Secretary Rosario Sosol had attempted to add the numbers to the report, however in doing so, it caused issues in the accounting software. Ms. Sosol will be working with the software vendor to find a solution.

MOTION by TJ Walker, second by Chip Joslin, to approve the July 2022 accounts payable report. MOTION CARRIED by unanimous vote.

20. **Approval of a request for temporary street closure for the Glen Rose Homecoming Parade**
Council member Harris stated that she has received a complaint from the Sheriff's Department regarding traffic congestion on Barnard Street as the parade floats stopped to let people off the float. Rick Douglas, Vice President of the Glen Rose Athletic Booster Club, assured council that there was a plan in place to prevent it from happening this year.

MOTION by Demetra Conrad, second by Kelly Harris, to approve a temporary street closure for the Glen Rose Homecoming Parade. MOTION CARRIED by unanimous vote.

STAFF REPORTS

24. **Public Works Director Report**
25. **Police Chief Report**
26. **Building/Planning/Code Enforcement Report**
27. **CVB Director Report**
28. **City Administrator Report**
29. **City Secretary Report**

MAYOR AND COUNCIL MEMBER REPORTS

30. Update from Council member Walker regarding Active Shooter Safety Discussion with Glen Rose ISD

Council member Walker briefed the council on her conversation with Superintendent Overbo regarding school safety in Glen Rose ISD.

Mayor Douglas told council about an upcoming community meeting being held by the Commissioner’s Court; a notice of possible quorum will be posted.

BUDGET WORK SESSION

31. FY2022-2023 Budget Work Session

Council and staff discussed the proposed budget. No action taken.

ADJOURN

The meeting was adjourned at 8:10 p.m.

APPROVED:

Julia Douglas, Mayor

ATTEST:

Staci King, City Secretary