

Minutes
Preservation Board - City of Glen Rose, Texas
December 28, 2021

1. Call to Order – Chairperson, Mario Cossio, called the meeting to order at 5:27 p.m.
 - a. Pledge of Allegiance
 - b. Roll call and verification of quorum – by Chairperson, Mario Cossio. Members: Mario Cossio, Ann Carver, Scott Cole, Karen Braswell, and Sue McDonald in attendance. Also present: Kyle Reeves and Jodi Holthe.
2. Consent Agenda (Chairperson)
 - a. Approval of minutes from December 15, 2021, Preservation Board meeting:
 - i. Motion made by Sue McDonald, seconded by Ann Carver, to accept the minutes as presented.
 - ii. Motion to approve was passed 5/0.
3. Individual Items for Consideration
 - a. Discussion, consideration and possible action regarding the use of the updated Application for Certificate of Appropriateness
 - i. Scott Cole asked about the need for scale drawings as a check-box item. His concern was regarding work which might be minor repairs. Ann Carver brought up that even such repairs must use appropriate materials to maintain historic appearance. Kyle Reeves stated that the General Contractor of any project should have drawings, which City staff, Council, and/or City Manager may want to see.
 - ii. Ann Carver asked about the lack of a start/proposed finish date on the document. Kyle Reeves noted that the building permit would have these dates, along with a requirement to start within 180 days. Jodi Holthe pointed out that any request for an extension must be submitted in writing with a \$25 fee.
 - iii. Mario Cossio asked about enforcement of job site maintenance (trash/clean-up) Kyle Reeves stated that building code requires site must be kept up, or the job can be red-tagged.
 - iv. A motion was made by Ann Carver to approve/accept the document as written. It was seconded by Mario Cossio.
 - v. Motion to approve was passed 5/0.
4. Workshop
 - a. Discuss the City of Glen Rose Sign Ordinance
 - i. Discussion of this item was postponed.
 - b. Discuss Famers Market
 - i. Mario Cossio expressed his concern that vendors won't directly compete with established businesses on the square.
 - ii. Ann Carver suggested we determine a vision and mission for the Farmers Market. If we apply for the Go Texan tag, grant money might be available.
 - iii. Ann Carver reviewed the designated area described (Elm Street side of square) in existing ordinance. It states the Farmers Market is open sunrise to sunset, Monday through Sunday. (4.05.034)

- iv. Scott Cole asked about the possibility of expanding into the parking lot off the square. Mario suggested parking lot use for non-produce items, and that other sides of the square could be utilized. We might acquire additional market space after it grows.
 - v. Sue McDonald questioned the \$50K limit on income.
 - vi. A vision statement was crafted, as follows: The vision for the historic Glen Rose Farmers Market is to be a landmark destination and community gathering place. It will offer an assortment of local fresh foods and artisan products in a family-friendly atmosphere.
 - vii. According to the State, anything grown in a 400-mile radius is considered “locally grown.” In the future, we may have more products from farther away. The Board will wait to adopt a definition until a later meeting.
 - viii. The Board agreed that a mission statement is needed to determine how we accomplish the vision. It will be addressed at a later meeting.
 - ix. Ann Carver reviewed Texas Cottage Food Laws, revamped in 2013 and 2019. No exceptions are allowed. We have a traveling State Health Department representative. No permits are being issued yet, but registration will be needed, along with vendor education. Vendors will need to sign a statement, saying they have received regulations.
 - x. A question among all Board members relates to how we control which vendors sell at the market and when.
 - xi. Under the current ordinance (4.05.034 - 2/12/2020), there are no assigned spaces, space is first-come, first-served, and we can’t charge vendors for space. These can be added to our proposal for Council review.
 - xii. The Board agreed that we need to create a concise packet, covering vision, mission, overview, and suggested rules regarding registration, fees, parking, etc.
- c. The Board members decided to hold another special meeting on Wednesday, January 5, 2022, at 3:00 p.m. to review and discuss the Farmers Market potential rules list created by Karen Braswell (compiled from documents from several other cities with successful Farmers Markets). Members are to bring options and ideas for discussion.
5. Having no further business before the Board, the meeting was adjourned at 6:51 p.m.

Chairperson

Jodi Holthe,
Historic Preservation Officer