

# REGULAR CITY COUNCIL MEETING

Tuesday, November 12, 2024 at 5:30 PM

Glen Rose City Hall, Council  
Chambers, 201 NE Vernon, Glen  
Rose, TX 76043



## MINUTES

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The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, November 12, 2024, in the Glen Rose City Hall Council Chambers, 201 NE Vernon, Glen Rose Tex 76043, at 5:30 PM to consider the following items of business:

### CALL TO ORDER

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

### INVOCATION

Mayor Boles led the invocation.

### PLEDGES OF ALLEGIANCE

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

### ROLL CALL

#### **Council Members Present**

Joe Boles, Mayor  
Demetra Conrad, Mayor Pro Tem  
George Freas, Council Member  
Candace Scholz, Council Member  
Richard Bruning, Council Member  
Stuart Mann, Council Member

#### **Staff Present**

Troy Hill, City Administrator  
Jim Holder, Director of Public Works  
Buck Martin, Chief of Police  
Rita Smith, CVB Director  
Veronica Welch, Administrative Services Manager

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

Scott Gipson, with the Glen Rose Wine & Art Festival, gave an update on money raised during the event and thanked the council and staff for their support.

Karen Moore had a concern about a code enforcement notice she received regarding a brush pile on her property. She was instructed to contact the City Administrator to work out a solution.

Pam Streeter addressed the Council to say that a customer of hers commented on how great the new sidewalk overlays looked and that the City was on the right path.

### ANNOUNCEMENTS/PRESENTATIONS

#### **1. Presentation by Glen Rose FFA**

Presentation given by the Glen Rose FFA, AG issues team regarding the TX-Dot proposed bi-pass road to help alleviate traffic concerns on HWY 144 South.

### 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:

2. **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 6:00 p.m. The meeting was called back to regular session at 6:24 p.m.

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

3. **Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements**  
NO action was taken.

#### **PUBLIC HEARINGS**

4. **Board of Adjustment – Public hearing, discussion and possible action by the Board of Adjustment at the request of Shelby Junge for Somervell Capital LLC, applicant, for a variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm. Variance request from the 110ft minimum lot depth to 100ft lot depth to allow for dividing the lot and replating in the R-1 (Single Family District)**  
Shelby Junge briefed the Council on the variance request to move from 110ft minimum lot dept to 100ft lot dept to allow for the division of the lot into two lots that would face Grand Avenue and hoped that will address the parking issues brought up at a previous meeting.

Phillip David addressed the Council about previous parking concerns and having a multi-family unit in an R-1 zoned area. Mr. David stated that this variance would be more in line with the current housing in the area.

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

5. **Board of Adjustment – Discussion and possible action by the Board of Adjustment at the request of Shelby Junge for Somervell Capital LLC, applicant, for a variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm. Variance request from the 110ft minimum lot depth to 100ft lot depth to allow for dividing the lot and replating in the R-1 (Single Family District)**  
MOTION by Demetra Conrad, second by Stuart Mann, to grant the variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm to allow a lot dept of 100ft to allow for dividing the lot and replating in the R-1 (Single Family District). MOTION CARRIED by unanimous vote.
6. **Discussion, consideration, and possible action to approve a contract with Perdue Brandon Fielder Collins & Mott, LLP under Article 103.001, Texas Code of Criminal Procedure, said contract is for the collection of court fines and fees owed to the City, and notice of which is provided with the agenda per Section 2254.1036 of the Government Code**  
MOTION made by George Freas, second by Richard Bruning, to approve a contract with Perdue Brandon Fielder Collins & Mott, LLP, under Article 103.001, Texas Code of Criminal Procedure for the collection of court fines and fees owed to the City. MOTION CARRIED by unanimous vote.

7. **Discussion, consideration, and possible action regarding the Lane Building project**  
 Brian Gaffin, of Gaffin Architects Inc., gave a presentation on the plans for the Lane Building project for the City's Annex and convention space area. MOTION by Demetra Conrad, second by Stuart Mann to move into the next phase of renovation with Gaffin Architects Inc. MOTION CARRIED by unanimous vote.
  
8. **Discussion, consideration, and possible action to approve closures of Elm, Vernon, and Walnut Street around Historic Square on November 30th, 2024, for the Christmas Town event**  
 MOTION by George Freas, second by Richard Bruning, to close streets around Square on November 30<sup>th</sup>, 2024, at the appropriate time for the Christmas Town event. MOTION CARRIED by unanimous vote.
  
9. **Discussion, consideration, and possible action on Signs and Wayfinding Signs**  
 NO action was taken on this item.
  
10. **Discussion, consideration, and possible action on amending Chapter 12, Article 12, Section 4.042, Restricted Parking (2) in the City Ordinance**  
 MOTION by Demetra Conrad, second by Candace Scholz to amend Chapter 12, Article 12, Section 4.042, Restricted Parking (2) in the City Ordinance to read "In lieu of a sign at the entrance to any city-owned parking lot".  
     Ayes: Demetra Conrad, Candace Scholz, Stuart Mann, Richard Bruning  
     Noes: George Freas  
 MOTION CARRIED by a 4-1 vote.
  
11. **Discussion, consideration, and possible action on amending Chapter 7, Article 1, Section 2, Associate Judge (c) Compensation in the City Ordinance**  
 MOTION by George Freas, second by Demetra Conrad to amend Chapter 7, Article 1, Section 2, Associate Judge (c) Compensation in the City Ordinance to read "The associate judge of the municipal court shall serve without compensations and shall not be eligible for any city reimbursements without the approval of the city administrator up to \$2500". MOTION CARRIED by unanimous vote.
  
12. **Discussion, consideration, and possible action to approve a resolution designating the City's Official Newspaper for Fiscal Year 2024-2025**  
 MOTION by Stuart Mann, second by George Freas to approve resolution NO. 2024-R-09, to designate the City's official Newspaper as the Glen Rose Reporter for fiscal year 2024-2025. MOTION CARRIED by unanimous vote.
  
13. **Discussion, consideration, and possible action regarding the creation of a Right Turn only on N/E Mesquite St at Live Oak St**  
 After a lengthy discussion, the Staff was directed to engage property owners who are affected by the creation of a Right Turn Only or the possible creation of a One-Way Street and contact TX Dot for advice on how to proceed. Staff is to bring the item back to a future meeting. MOTION by Stuart Mann, second by Demetra Conrad to Table item to a future meeting. MOTION CARRIED by unanimous vote.
  
14. **Discussion, consideration, and possible action on appointing commission members whose terms are expiring in December by calling for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003**  
 Discussion was held regarding the appointments of commission members whose terms expire in December. The ordinance was amended to call for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003 as presented or to amend the ordinance per discussion at a City Council/HPC/PNZ joint workshop.

MOTION by George Freas, second by Stuart Mann to call appointments according to current ordinance.  
MOTION FAILED by the following votes:

Ayes: George Freas, Stuart Mann

Noes: Demetra Conrad, Richard Bruning, Candace Scholz

Staff instructed to prepare ordinance changes in accordance with August, 10,2024 Council/HPC/PNZ Work Session notes.

15. **Discussion, consideration, and possible action regarding a proposed amendment to Article 11.04 Hotel Occupancy Tax, specifically, add 11.04.007 add (e) to state: No hotelier or business owner who is required per Article 11.04 to remit Hotel Occupancy Tax may serve on advisory boards, Council appointed special committees or Council appointed standing commissions.**

Item was removed from the agenda.

**CONSENT AGENDA (All consent agenda items are considered routine by the 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.)**

15. **Consider approval or other action regarding City Council Minutes for October 7, 2024, Regular City Council Meeting**

16. **Consider approval or other action regarding the accounts payable report for October 2024**

17. **Consider approval or other action regarding the financial report for September 2024**

MOTION by Demetra Conrad, second by Stuart Mann to approve the consent agenda as presented.  
MOTION CARRIED by unanimous vote.

#### **STAFF REPORTS**

18. **Public Works Director Report**
19. **Police Chief Report**
20. **Building and Planning Department Report**
21. **Code Enforcement and Animal Control Report**
22. **Convention and Visitors Bureau Director Report**
23. **City Administrator's Report**
24. **City Secretary'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:**

25. **Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. 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**
26. **Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. 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 Secretary**

Mayor Boles called the meeting into Executive Session at 9:04 p.m. The meeting was called back to regular session at 9:57 p.m.

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

27. **Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Administrator**  
NO action taken.

28. **Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Secretary**  
Staff was instructed to invite two candidates for interviews with the City Council at the next meeting on November 21, 2024.

**ADJOURN**

The Regular City Council meeting was adjourned at 9:58 p.m.

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Joe Boles, Mayor

ATTEST:

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Veronica Welch, Administrative Services Manager