



RE: FNI Comprehensive Plan Follow-Up

1 message

Fri, Oct 22, 2021 at 5:36 PM

Erica Craycraft <egc@freesee.com>
To: Michael Leamons <michael.leamons@glenrostexas.org>
Cc: Daniel Hamson <dah@freesee.com>

I've attached an email from Daniel to Peggy the day after the plan was adopted, asking her to send us the signed adoption ordinance (although we don't have record of a response from her).

We're certain that we printed the hard copies of the plans, which we wouldn't have done until after adoption.

We'll keep digging through files to see if we can find a signed adoption ordinance or anything more concrete.

Thanks,

Erica Craycraft | AICP, LEED Green Associate

Urban Planning + Design
Freesee and Nichols, Inc.
(214) 217-2377
egc@freesee.com

From: Michael Leamons <michael.leamons@glenrostexas.org>
Sent: Friday, October 22, 2021 4:56 PM
To: Erica Craycraft <egc@freesee.com>
Subject: Re: FNI Comprehensive Plan Follow-Up

You don't often get email from michael.leamons@glenrostexas.org. Learn why this is important.

This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email.

Ms. Craycraft,

I confirmed your statement regarding the November 8, 2010 meeting. That was the meeting where the public turned out and the proposed zoning overlays were voted down.

I can't confirm what happened with the Comprehensive Plan. In the minutes of meetings leading up to November 19, 2009, I read where some items were tabled pending adoption of the comprehensive plan. But, there is no ordinance on file and there are no minutes for a meeting on November 19, 2009. There is a reference to the Comprehensive Plan in the minutes of the December 2009 meeting and no indication is given that the plan had been scuttled. If you have anything that supports the contention that the plan was adopted, please let me know. I've spoken with different people who were involved in the process at the November 8, 2010 meeting are of the opinion that the Comprehensive Plan was voted down at that meeting, but the minutes make it clear that it was the zoning overlays which were voted down. Former Mayor Miller isn't sure, but she believes the Comprehensive Plan was adopted and then shelved pending the review of the zoning overlays. A lady who worked in the front office thinks that the Comprehensive Plan was never adopted—that after the zoning overlays were voted down the Comprehensive Plan was dropped. I have a call into the lady who was City Secretary during that time period to see what she remembers. I may try to find old newspapers from that period to see what happened.

Again, if you have anything that would shed light on this matter, I would appreciate your sharing that with me. Thanks for your help with this.

Respectfully,

Michael Leamons
City Administrator
City of Glen Rose
(254) 396-2467 cell
(254) 897-2272, ext 107

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----- Forwarded message -----
From: Daniel Harrison <deh@freese.com>
To: Enca Craycraft <egc@freese.com>
Cc: Daniel Harrison <deh@freese.com>
Bcc:
Date: Fri, 22 Oct 2021 22:26:02 -0000
Subject: FW: Comprehensive Plan Final Steps (please complete today)

Daniel Harrison, AICP
Urban Planning + Design

Freese and Nichols, Inc.
2711 N. Haskell Avenue, Suite 3300
Dallas, TX 75204
214.217.2374 (Office)
214.282.2088 (Mobile)
daniel.harrison@freese.com

From: Daniel Harrison
Sent: Friday, November 20, 2009 9:56 AM
To: Peggy Buson <peggy@hcomp.net>
Cc: Wynonna (wynonna@hcomp.net) <wynonna@hcomp.net>; Dennis Sims <dsims@csstand.com>
Subject: Comprehensive Plan Final Steps (please complete today)

Peggy,

Good morning and congratulations, the Comprehensive Plan was adopted last night. I am appreciative of all your assistance and need your help to complete the process by sending the Plan down to Austin.

Below are the following steps we need completed today (Friday, November 20).

1. Please attest/sign the Comprehensive Plan adoption ordinance, which is the first page within the Comprehensive Plan binder that the mayor had last night. (Please note, this is the only final copy with all the changes from over the last month, we will send the remaining 19 copies in December.)
2. Please have the mayor sign the cover letter, which is attached to this email. The cover letter needs to be printed on the City's letterhead paper and sent down to the Texas Parks and Wildlife Department (address is on the cover letter) with the Plan.
3. Today, send the Comprehensive Plan and cover letter via FedEx delivery to the Tim Hogsett at the Texas Parks and Wildlife Department.
4. Request a delivery confirmation from FedEx.

Thank you again for all your assistance. If you have any questions, please contact Dennis Sims or me.

Also, we talked with Bob Strickland last night and are putting together a draft scope of services for the Overlay Zoning Districts. We plan on making a small presentation to the Council. What date is the Council's next regular meeting?

Sincerely,

Daniel Harrison, AICP
Urban Planner
Selfko Planning Group
Freese and Nichols, Inc.
1701 North Market Street, Suite 500 LB 51
Dallas, TX 75202
214.217.2374 (direct)
214.217.2320 (fax)
deh@freese.com

From: Dennis Sims [mailto:dsims@dsstnsd.com]
Sent: Monday, November 16, 2009 11:12 AM
To: peggy@hocomp.net
Cc: Daniel Hanson
Subject: Mail From COGR Website

Peggy

Attached is a sample cover letter for the Texas parks and wildlife department for the comprehensive plan submission. Put the letter on your letterhead and you may add or delete from the letter as you need.

I will be with Dan and Danielle Thursday/night to answer any questions.

Let me know if there is anything you need.

Thanks

Dennis

Dennis C. Sims, RLA, ASLA



DUNKIN SIMS STOFFELS, INC
Landscape Architects/Planners

9601 White Rock Trail #210
Dallas, Texas 75238
(T) 214-553-5778
(F) 214-553-5781

2 attachments

Letter to Mr. Tim Hogsatt 11-16-09 TG.doc
28K

FW: Comprehensive Plan Final Steps (please complete today).aml
66K

November 16, 2009

Mr. Tim Hogsett
Director
Grants-In-Aid Branch
Texas Parks and Wildlife
4200 Smith School Road
Austin, Texas 78744

Dear Mr. Hogsett:

Enclosed for your review and approval is the 2009 "Comprehensive Plan for the City of Glen Rose". Included in the plan is a section for Parks and Recreation. This document will guide the growth and development of Glen Rose, specifically the Park and Recreation department.

Should you require additional information following your review, please contact me at (254) 897-2272.

Sincerely,

Ms. Pam Miller
Mayor, City of Glen Rose

ORDINANCE NO. 464

AN ORDINANCE OF THE CITY OF GLEN ROSE, TEXAS, ADOPTING THE COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City Council of the City of Glen Rose retained a professional planning consultant to assist in the preparation of a new Comprehensive Plan for the City; and

WHEREAS, the City Council appointed a Comprehensive Plan Advisory Committee (CPAC) to guide in the preparation of a workable Comprehensive Plan for the City of Glen Rose; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) reviewed and studied recommendations made by the planning consultant for the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) recommended the Comprehensive Plan to the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission recommended the Comprehensive Plan to the City Council on November 19, 2009; and

WHEREAS, the City Council conducted a public hearing held on November 19, 2009, in which notice of the meeting was posted, where major issues about the Comprehensive Plan were presented and all persons were given the opportunity to present verbal and written testimony; and

WHEREAS, the City Council considered this testimony and, on November 19, 2009, the City Council approved the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS:

SECTION 1: That the Comprehensive Plan, including the Future Land Use Plan, Thoroughfare Plan, Park Master Plan, and all the maps, which are attached hereto and incorporated herein for all purposes is hereby adopted by the City Council as a guide and public policy.

SECTION 2: That this Plan is intended to constitute the Comprehensive or Master Plan of the City of Glen Rose, Texas, for all matters relating to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, park and recreation planning, and growth management.

SECTION 3: That it is hereby officially found and determined that the meeting at which this Ordinance is passed was properly noticed and open to the public as required by law.

SECTION 4: That this Ordinance shall become effective on and after its passage and approval.

PASSED AND APPROVED this the November 19, 2009.

Mayor, Pam Miller

Attest:

Peggy Busch, City Secretary

**MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
SEPTEMBER 14, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 5:25 PM WITH ALL MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, ROCKY TERRY AND RICKY VILLA.

Prior to opening the meeting, Mayor Miller presented a contribution in the amount of \$3,200 to Chief Mark Crawford of the Somervell County Fire Department.

COPY OF AGENDA:

Public Hearings:

1. Public Hearing on City of Glen Rose Proposed **Budget for Fiscal Year 2009-10.**
2. Public Hearing on City of Glen Rose Proposed **Ad Valorem Tax Rate** of \$0.4071 per \$100 valuation for Calendar Year 2009.
3. **REQUEST FROM DOROTHY JO OSBORN** to rezone her property located at 905 SW Barnard Street, from R-1 Single Family to PD Planned Development, to allow for renovation of existing cabins and allow her to build new cabins and to install RV pads in a later phase on the lower level of the property, returning it to a park as it was in the past.
4. **REQUEST FROM LARRY SMITH** to approve the final plat of an addition to the City of Glen Rose, being a part of Blocks 36 and 37 of the Milam County School Land Survey, Abstract No. 136 of Somervell County, Texas, Phase II of Stoneview Addition with new corrections complete.

Regular Meeting Agenda:

1. Citizen Comments: This is for citizens to comment on any subject concerning city business that is not on the current agenda. Members of the Council may answer direct questions, but no action may be taken at this meeting.
2. Consider and possibly approve Proposed Budget for FY 2009-10.
3. Consider and possibly approve Proposed Ad Valorem Tax Rate of \$0.4071 per \$100 valuation for the year 2009.
4. Consider and approve or reject Dorothy Jo Osborn's request to rezone her property as outlined in Public Hearing #3 above.
5. Consider and approve or reject Larry Smith's final plat as outlined in Public Hearing #4 above.
6. Approve minutes of previous meeting(s).
7. Consider and possibly approve all invoices currently due and payable by the Glen Rose 4B Economic Development Corporation.
8. Consider and possibly approve having Oakdale Park surveyed.
9. Consider and possibly approve adding a Parks Plan to the Comprehensive Plan.

10. Consider and possibly approve adding a paragraph to the Sign Ordinance allowing "sandwich" or "A-frame" signs to be placed on the sidewalk in the Central Business District.
11. Consider and possibly approve change in Parking Ordinance prohibiting the parking of any vehicle on the street or on a private or public parking lot for the purpose of advertising or offering that vehicle for sale by anyone other than a licensed automotive dealer.
12. Consider and possibly approve adding finials to top of street signs indicating Historic District.
13. Update on 4B Economic Development Tax Corporation committee activities.
14. Update on Texas Department of Transportation's progress on flood control problems in Stadium Addition.
15. CVB Report.
16. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).
17. Possible action on Executive Session.

ACTION ON AGENDA ITEMS:

Public Hearings:

1. 2009-10 Budget: Mayor Miller opened the Public Hearing at 5:30 PM. No comments were received and the hearing was closed.
2. Ad Valorem Tax Rate: Mayor Miller opened the Public Hearing at 5:31 PM. No comments were received and the hearing was closed.
3. Osborn Request for Rezoning: **Dorothy Jo Osborn** stated that the Historical District has taken in her property at 905 SW Barnard Street and has asked them to restore the old cabins. They paid their \$100 publication fee and appeared before the Planning & Zoning Committee, who denied their request until they can come up with more information, including a plan indicating where existing cabins are located and where new structures are proposed. She said that there is no money available for an architect.

Ms. Osborn said that the City has refused to extend water and sewer service to the property, which her family has owned since 1930. She claims that the existing buildings would have been kept in better shape had City services been made available. Mayor Miller asked when it was that the City refused to extend services to her property, and Ms. Osborn replied it was during the mayoral term of Charlie Jean West (1983-87).

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Ms. Osborn also wondered when and by whose authority the property was zoned R-1, because it has always been a park and the landowners have never requested a change. She was informed that when the Zoning Ordinance was passed in 1992, the property was given a zoning of R-1 because there is one house on it that was (and still is) occupied.

Mr. Stricklin said that he understands that the people who are opposed to the change in zoning are not against restoration of the cabins but are against installation of RV spaces. Ms. Osborn indicated that she would be happy to remove any reference to RV spaces from her request because that is a "pipe dream" that would not come about until much, much later.

Several people spoke out against the RV portion of the request, including Sharon Lawler, Karen Richardson, Eugene Brode, and Jeanie Lane. They were all in favor of restoration of the cabins, but not the possibility of a park or "campground."

The hearing closed at 5:53 PM.

4. Larry Smith Replat: It was noted that the setbacks had been altered to 15' front and 10' back. Mr. Stricklin noted that Planning & Zoning had approved the request with the stipulation that any front-facing garages must have a 25' setback.

The hearing closed at 5:55 PM.

Regular Meeting:

1. Citizens Comments: **Sue Oldenburg** expressed thanks to whoever or whatever organization put on the flags on September 11. She said the sight downtown was awe-inspiring. Mayor Miller agreed that the Optimists Club does a wonderful job of flag display on special occasions.

Dennis Moore, speaking as pastor of Grace Baptist Church, asked what the City plans to do with the 6-acre property at NE Barnard and McAllister Drive. He said the church was greatly in favor of it when they expected a residential development to be put there. However, he had heard rumors of a go-kart track and other entertainment options. Mayor Miller assured him that the City has no idea at this time what will be put on that land, but that the City would certainly keep their neighbors in mind when making any decision in that respect.

2. 2009-10 Budget: Mr. Villa moved to adopt the Proposed Budget for 2009-10. Mr. Stricklin seconded the motion, and it passed 5/0.
3. Ad Valorem Tax Rate: Mr. Stricklin moved to adopt an Ad Valorem Tax rate of \$0.4071 per \$100 valuation for the tax year 2009. This represented a decrease from \$0.4309 from the previous year. Mr. Villa seconded the motion, and it passed 5/0.

4. Osborn Request for Rezoning: Mr. Stricklin moved to table this decision until the Osborn family can consult with Ronald Bruce on what zoning they actually need to request, and to waive the \$100 publication fee and any mandatory waiting period. Ms. Mitchell seconded the motion, and it passed 5/0.
5. Smith Request for Replat: Mr. Bryant moved to approve the request, with the qualification that 25' setbacks be used for front-facing garages as stipulated by the Planning & Zoning Committee. Dr. Terry seconded the motion, which passed 5/0.
6. Minutes: Upon a motion by Mr. Stricklin and a second by Dr. Terry, the minutes of previous meetings were unanimously approved as presented.
7. 4B Invoices: Council was presented with an invoice from Jay Mills in the amount of \$87,162.50 for Riverwalk construction; an invoice from EHT in the amount of \$577.42 for Riverwalk engineering; and an invoice from Carrie B. Miller in the amount of \$225.00 for 4B legal services. Mr. Villa moved to approve payment of all three invoices. Mr. Stricklin seconded the motion, and it passed 5/0.
8. Survey Oakdale Park: Ms. Busch explained that although the title company does not require a survey for a cash sale, the city attorney recommends that one be obtained. She said that Paul at Clear Fork Surveying had given her an estimate of \$2,500 to do a complete survey. Mr. Stricklin moved to approve having the survey done. Mr. Villa seconded the motion and it passed 5/0.
9. Add Parks Plan to Comprehensive Plan: Mr. Villa explained to Council that without a Parks Plan, the City stands no chance to get a Texas Parks & Wildlife Grant and has, in fact, already missed out on one because no Parks Plan was in place. Mr. Stricklin moved to approve adding the Parks Plan to the Comprehensive Plan at a cost of approximately \$15,000. Dr. Terry seconded the motion and it passed 5/0.
10. "A-Frame Signs": Mr. Stricklin moved to table this item until more stipulations can be included in the wording. Ms. Mitchell seconded the motion and it passed 5/0.
11. Parking Ordinance: Mr. Villa moved to table this item until it can be reworded. Dr. Terry seconded the motion, and it passed 5/0.
12. Historic District Signs: Karen Richardson reported that she can have the signs made for \$55 each. Moose Whitworth cautioned against a simple installation, saying thievery is rampant when it comes to street signs. Mr. Stricklin moved to approve the expenditure. Dr. Terry seconded the motion, and it passed 5/0.
13. Update on 4B Activities: Ronald Bruce reported on two change orders that had been presented to the 4B Board, totaling approximately \$6,500. One was for a handrail on the steps leading to the boat dock, and the other is for fill rock.

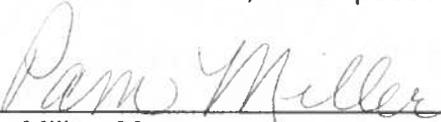
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14. Update on Stadium Flooding: Mr. Bruce said there is nothing new to report. They have visited with landowners regarding installation of a retention reservoir, but have not made any progress in that regard.
15. CVB Report: Billy Huckaby said he should have a decision on the National Junior Rodeo finals this week, and he is working on the National High School Rodeo Association to have their finals here. He announced that with the beginning of the new fiscal year, the downtown area, the Expo and Oakdale Park will all be wired for WiFi. He is also working on getting an animated dinosaur show.
16. Executive Session: At 6:33 PM, Council adjourned into Executive Session pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

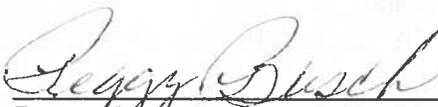
Council resumed Regular Session at 7:17 PM.

17. Action on Executive Session: Mr. Villa moved to authorize Mayor Miller to sign a contract on behalf of the City to purchase Oakdale Park. Mr. Stricklin seconded the motion, and it passed 5/0.

With no further business to discuss, Mr. Villa moved to adjourn and everyone else seconded the motion, which passed unanimously. The meeting adjourned at 7:20 PM.



Pam Miller, Mayor



Peggy Busch, City Secretary

**MINUTES OF SPECIAL MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
SEPTEMBER 21, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 5:32 PM WITH ALL MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, ROCKY TERRY AND RICKY VILLA.

COPY OF AGENDA:

1. Consider and possibly approve change order on Riverwalk construction.
2. Discuss and prepare modifications to Ordinance #319 (Revised) regarding uniform exteriors to commercial buildings.
3. Approve or reject proposed modifications to Ordinance #319 (Revised).
4. Discuss and prepare modifications to Sign Ordinance.
5. Approve or reject proposed modifications to Sign Ordinance.
6. Discuss and prepare modifications to Police Department Policies & Procedures.
7. Approve or reject proposed modifications to Police Department Policies & Procedures.
8. Discuss and prepare modifications to Chapter 155 of the Zoning Ordinance, Section 155.44 entitled "Screening Requirements," Subsection E: "Screening Devices."
9. Approve or reject proposed modifications to Chapter 155 of the Zoning Ordinance.
10. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).
11. Possible action on Executive Session.

ACTION ON AGENDA ITEMS:

1. Riverwalk Change Order: Mr. Bruce said the \$2,500 change order is for a handrail on the boat launch stairs. The \$4,200 change order is for stone to fill a 2' gap between the wall and the actual walkway to go down to the boat dock. Mr. Stricklin moved to approve the change order. Mr. Bryant seconded the motion, which passed unanimously.
2. Uniform Building Exteriors "Masonry Ordinance": After a brief discussion of approved materials and percentage to be masonry products, it was suggested that Dan Sefko be contacted to assist in rewording the ordinance so that it will be

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in line with the Comprehensive Plan. Mr. Sefko's firm is preparing the Plan, which will be presented to Council for approval on November 24.

3. Action on Masonry Ordinance: Mr. Villa made a motion to move this item to September 28. Ms. Mitchell seconded the motion, which passed 5/0.
4. Sign Ordinance: Council agreed unanimously that sandwich board or "A-frame" signs will be allowed in the Downtown Business Sector. Minimum and maximum sizes and other requirements will be outlined in the reworded ordinance, which Andy Lucas will present for final approval at the Special Meeting on September 28.
5. Action on Sign Ordinance: Mr. Villa moved to make agreed changes to the Sign Ordinance. The motion was seconded by Dr. Terry, and it passed 5/0.
6. Police Department Policies & Procedures: Council agreed to read over the Policies & Procedures and come up with changes at the October 12 meeting.
7. Action on Police Department Policies & Procedures: Ms. Mitchell made a motion to move this item to the October 12 meeting. Dr. Terry seconded the motion, which passed 4/1, with Mr. Stricklin abstaining due to his conviction that a police department is unnecessary.
8. Action on Zoning Ordinance: Mr. Bryant voiced concerns about the section covering screening requirements for commercial garbage containers (dumpsters). Mr. Stricklin suggested that removing the word "metal" from the document should suffice. After a lengthy discussion of the various materials that can be used and how they should be used, Darrell Webb explained that the Inspections Department acts as complaints are received. Three complaints about dumpsters were received within a few days of each other, and three warning citations were issued. However, Mr. Bryant asked Mr. Bruce to withdraw the warnings because changes were going to be made to the ordinance. Mr. Stricklin and Dr. Terry took offense at this action, saying that Mr. Bryant had unilaterally made a decision that should have been made by the Council. Mr. Bryant expressed his feeling that the other Council members should become more actively involved in correcting this and other nuisances. Mr. Stricklin said all such problems should be addressed through the Council and placed on the agenda for discussion. Mr. Bryant said not all things get on the agenda, and Dr. Terry asked, "Why not?"

Mayor Miller asked for any modifications to the ordinance. Mr. Bryant moved to change the ordinance to require "... 3-sided screening, rock or brick, if it faces the road it will have the wooded fence or screen that will obscure the dumpster from highway or streets." Ms. Busch advised him to word that as a motion to hold a public hearing to amend the Zoning Ordinance in these areas. Mr. Bryant asked which Zoning Ordinance that was, and Ms. Busch replied, "The only one."

She advised him that no changes can be made to the Zoning Ordinance without a public hearing. Mr. Bruce asked if this would apply to dumpsters that are visible from any City street. Mr. Villa said he would think it would apply if the dumpster is in front of the building. Mr. Bruce used Cherokee Rose as an example of a building where the dumpster is going to be visible eventually, because the property is surrounded by City streets. Mr. Villa pointed out that nothing is built behind Cherokee Rose, so whether or not the dumpster is shielded does not matter.

Ms. Mitchell said that we need to be more proactive rather than reactive. We don't need to wait until a bunch of complaints are received to do something that needs to be done.

Mayor Miller pointed out that Mr. Bryant had a motion on the floor to change the Zoning Ordinance regarding screening requirements. Ms. Thomas re-read the changes that Mr. Bryant had stated. When asked whether to leave shrubs as a viable material, Mr. Bryant said he did not want them, but it would be a Council decision. Other suggestions included brick or rock pillars with wooden slats or doors. Mayor Miller said, "In other words, take out the metal part and leave the rest of it." She asked Mr. Bryant if that's what he wanted to do, and he replied, "Yeah." Ms. Mitchell seconded the motion, which passed 3/2 with Mr. Bryant and Mr. Villa voting against.

9. Executive Session: At 6:50 PM Council adjourned into Executive Session, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

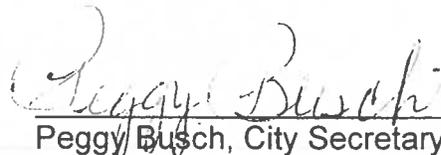
Council returned to Regular Session at 7:03 PM.

10. Action on Executive Session: No action was taken.

Upon a motion by Mr. Villa and a second by Mr. Stricklin, Council voted unanimously to adjourn at 7:04 PM.



Pam Miller, Mayor



Peggy Busch, City Secretary

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**MINUTES OF SPECIAL MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
SEPTEMBER 28, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILL+ER CALLED THE MEETING TO ORDER AT 5:32 PM WITH ALL MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, ROCKY TERRY AND RICKY VILLA.

COPY OF AGENDA:

Public Hearing:

1. **REQUEST FROM GLEN ROSE JOINT VENTURES** to approve the replat to divide a 2.54 acre tract located at 303 Mesquite Street into two (2) lots. Lot 1 will be 1.359 acres and Lot 2 will be 1.179 acres. The lot is being divided to allow for commercial development.

Agenda:

1. Approve or deny replat as outlined in Public Hearing #1 above.
2. Randy Isham to address Council regarding Sign Ordinance.
3. Approve changes to Sign Ordinance as presented by City Attorney Andy Lucas.
4. Discuss sample ordinances provided by City of Abilene and Dan Sefko regarding exteriors of commercial buildings.
5. Consider and possibly approve changes to Uniform Building Exteriors ordinance.
6. Consider and possibly approve ordinance amending 2008-09 Budget.
7. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).
8. Possible action on Executive Session.

ACTION ON AGENDA ITEMS:

Public Hearing:

1. Request from Glen Rose Joint Ventures: Mayor Miller opened the Public Hearing at 5:30 PM. Bill Vineyard was available to answer any questions. Mayor Miller asked if plans include tearing down the house that is currently on the property, and if that would be where the new building will be located. Mr. Vineyard said that the house dividing the proposed two lots runs right through the middle of the existing house, so yes, it will be taken out to allow for the replat. The development will be on Lot 1 of the replat. There were no other questions and the Public Hearing was closed at 5:34 PM.

Regular Meeting:

1. Request from Glen Rose Joint Ventures: Mr. Stricklin moved to approve the replat as presented. Mr. Villa seconded the motion, and it passed 5/0.
2. Randy Isham Request: Mr. Isham did not appear.
3. Approve Changes to Sign Ordinance: Mr. Stricklin made a motion to approve changes to the Sign Ordinance regarding placement of "sandwich" or "A-frame" signs in the Central Business sector. Dr. Terry seconded the motion, and it passed 5/0.
4. Uniform Building Exteriors ("Masonry") Ordinance: Mr. Villa expressed his inclination toward using the ordinance used by the City of Abilene, with two changes:

Item 4: Change title to "Standards for Non-Residential Buildings" and strike entire first paragraph.

Item 4B(1): Strike "five feet" and replace with "three feet or five percent."
5. Action on Masonry Ordinance: Mr. Villa made a motion to table this item until the October meeting, when Mr. Lucas will present a corrected version. Mr. Stricklin seconded the motion, and it passed 5/0.
6. Adjustment to 2008-09 Budget: Ms. Busch explained that this ordinance was to transfer funds from the 2008-09 Budget to the 2009-10 Budget in Water & Sewer and Streets Capital Improvements. Mr. Stricklin moved to approve the ordinance as submitted. Mr. Bryant seconded the motion, which passed 5/0.
7. Executive Session: Pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security), Council adjourned into Executive Session at 5:46 PM.

Regular Session Resumed at 6:30 PM.

8. Action on Executive Session: Ms. Mitchell made a motion to offer Buck Martin the position of City Police Officer with an annual salary of \$45,000. Mr. Bryant seconded the motion, which passed 4/1, with Mr. Stricklin voting against, due to his conviction that a police department is unnecessary.

With no further business to discuss, Mr. Stricklin moved to adjourn. Ms. Mitchell seconded the motion, which passed 5/0.

Pam Miller

Pam Miller, Mayor

Peggy Busch

Peggy Busch, City Secretary

**MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
OCTOBER 12, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 5:30 PM WITH FOUR MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, AND ROCKY TERRY. COUNCILMAN RICKY VILLA ARRIVED AT APPROXIMATELY 5:38 PM.

COPY OF AGENDA:

Public Hearings:

1. **REQUEST FROM DOROTHY JO OSBORN** to rezone her property located at 905 SW Barnard Street, from R-1 Single Family to B-1 Restricted Commercial, to allow for renovation of existing cabins and allow her to build seven (7) new cabins.
2. **REQUEST FROM DOROTHY JO OSBORN** for a Special Use Permit for her property located at 905 SW Barnard Street, to allow her to operate her new and restored cabins as an accommodations facility.
3. **REQUEST FROM RICARDO VILLA** to rezone 6.53 acres of the San Antonio Mexican Gulf Rail Road Company, A-94 to "PD" Planned Development.
4. **REQUEST FROM RICARDO VILLA** to approve a preliminary plat of 6.53 acres of the San Antonio Mexican Gulf Rail Road Company, A-94.
5. **REQUEST FROM LARRY SMITH** to approve the re-zoning of Lot 3 Block 1 and Lot 1 & 4 of Block 2 of Stoneview Phase 1 to a B-1, Restricted Commercial to allow him to build apartments on this property.
6. **REQUEST FROM DAVID POLLEY** to change the zoning of his property at 312 Mary Lynn from R-1 Single Family to R-2 Two-Four Family, to allow him to build multi-family units on that property.
7. **HEARING ON PROPOSED CHANGE TO ZONING ORDINANCE** to reduce the types of materials that are acceptable for screening purposes (shielding garbage containers from public view).

Agenda:

1. **Citizen Comments:** This is for citizens to comment on any subject concerning city business that is not on the current agenda. Members of the Council may answer direct questions, but no action may be taken at this meeting.
2. **Minutes:** Approve minutes of previous meeting(s).
3. **Osborn Request:** Consider and approve or deny request for rezoning from Dorothy Jo Osborn as outlined in Public Hearing #1 above.
4. **Osborn Request:** Consider and approve or deny request for Special Use Permit from Dorothy Jo Osborn as outlined in Public Hearing #2 above.

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5. Villa Request: Consider and approve or deny request from Ricky Villa for rezoning as outlined in Public Hearing #3 above.
6. Villa Request: Consider and approve or deny request from Ricky Villa for preliminary plat as outlined in Public Hearing #4 above.
7. Smith Request: Consider and approve or deny request from Larry Smith for rezoning as outlined in Public Hearing #5 above.
8. Polley Request: Consider and approve or deny request from David Polley for rezoning as outlined in Public Hearing #6 above.
9. Zoning Ordinance Change: Consider and approve or deny proposed Zoning Ordinance Change as outlined in Public Hearing #7 above (shielding dumpsters from public view).
10. Consider and possibly approve new Zoning map.
11. Consider and possibly award bids engineering and management services for Grant #729289 to replace sewer service lines.
12. Consider and possibly approve requests for Historic Landmark designation for Fiscal Year 2010.
13. Discuss guidelines and procedures for enforcing the state noise ordinance or developing a noise ordinance for the City.
14. Discuss possible ordinance creating the position of City Administrator.
15. Consider and possibly approve change in Parking Ordinance prohibiting the parking of any vehicle on the street or on a private or public parking lot for the purpose of advertising or offering that vehicle for sale by anyone other than a licensed automotive dealer with a licensed facility.
16. Dan Tresch, representative for James Hardie fiber cement, to address Council regarding masonry ordinance.
17. Consider and possibly approve repealing the Ordinance to Provide Uniform Commercial Building Standards adopted August 11, 2008, and replacing it with an Ordinance to Provide Uniform Exteriors to Non-residential buildings.
18. Consider and possibly adopt "Code of Conduct for Elected Officials."
19. Accept resignation of Phillip Howard from Planning & Zoning Committee and change his status to Alternate Member; change Larry Garnett from alternate to full member of the committee.
20. Update on 4B Economic Development Tax Corporation committee activities.
21. Consider and possibly approve all invoices currently due and payable by the Glen Rose 4B Economic Development Corporation and possibly approve all change orders on the Riverwalk Project.
22. Discuss and possibly prepare modifications to Police Department Policies & Procedures.
23. Consider and possibly adopt Resolution affirming the nomination(s) for candidate(s) for the Board of Directors for the Central Appraisal District of Somervell County, Texas.
24. Update on Texas Department of Transportation's progress on flood control problems in Stadium Addition.
25. CVB Report.
26. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise

and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

27. Possible action on Executive Session.

ACTION ON AGENDA ITEMS:

Public Hearings:

1. **REQUEST FROM DOROTHY JO OSBORN** to rezone her property: Mayor Miller opened the Public Hearing at 5:31 PM. No comments were received and the hearing was closed at 5:32 PM.
2. **REQUEST FROM DOROTHY JO OSBORN** for a Special Use Permit: Mayor Miller opened the Public Hearing at 5:32 PM. No comments were received and the hearing was closed at 5:33 PM.
3. **REQUEST FROM RICARDO VILLA** to rezone his property to PD: Mayor Miller opened the Public Hearing at 5:33 PM. No comments were received and the hearing was closed at 5:34 PM.
4. **REQUEST FROM RICARDO VILLA** to approve a preliminary plat: Mayor Miller opened the Public Hearing at 5:34 PM. No comments were received and the hearing was closed at 5:35 PM.
5. **REQUEST FROM LARRY SMITH** to approve re-zoning: Mayor Miller opened the Public Hearing at 5:35 PM. No comments were received and the hearing was closed at 5:36 PM.
6. **REQUEST FROM DAVID POLLEY** to change zoning: Mayor Miller opened the Public Hearing at 5:36 PM. Mrs. Sue Polley addressed Council and distributed more information than was available to give to the Planning & Zoning Committee when they first heard this request. She indicated that they planned to construct a quad-plex consisting of 4 upscale units of approximately 1,000 sq.ft. each, with a stone exterior similar to their new restaurant on Hwy. 67. No other comments were received and the hearing was closed at 5:38 PM.
7. **HEARING ON PROPOSED CHANGE TO ZONING ORDINANCE:** Mayor Miller opened the Public Hearing at 5:38 PM. Tonya Fonseca asked what changes were planned to the ordinance. That decision would be determined later in the meeting. No other comments were received and the hearing was closed at 5:41 PM.

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Note: Mr. Villa arrived at this point.

Regular Meeting:

1. Citizens Comments: No comments were forthcoming.
2. Minutes: Mr. Bryant moved to approve the minutes of all meetings held within the last month. Mr. Stricklin seconded the motion, which passed 5/0.
3. Dorothy Jo Osborn Request for Rezoning: Mr. Stricklin moved to approve the rezoning as outlined in Public Hearing #1 above, and Dr. Terry seconded the motion. Lila Carter asked Council to reconsider changing the zoning. She suggested leaving it R-1 and granting a Special Use Permit to allow operation of a Bed & Breakfast. She argued that a change to B-1 could possibly allow either the Osborns or future owners to install any number of unwanted commercial operations. Mr. Osborn said they only asked for B-1 so that the park could once again be a campground, which is not allowed in R-1. Mayor Miller called for a vote on the motion, which passed 4/1, with Mr. Bryant voting against.
4. Dorothy Jo Osborn Request for Special Use Permit: Upon a motion made by Mr. Stricklin and seconded by Ms. Mitchell, a Special Use Permit to operate the Osborn cabins as an accommodations facility was granted by a vote of 5/0.
5. Request From Ricardo Villa to rezone his property to PD: Ms. Mitchell moved to approve the rezoning. Dr. Terry seconded the motion, and it passed 4/1, with Mr. Villa abstaining.
6. Request From Ricardo Villa to approve a preliminary plat: Mr. Stricklin moved to approve the preliminary plat. Dr. Terry seconded the motion, which passed 4/1 with Mr. Villa abstaining.
7. Request From Larry Smith to approve rezoning to allow him to build apartments: Dr. Terry moved to approve the rezoning. Mr. Bryant seconded the motion, which passed 5/0.
8. Request From David Polley to change zoning: Ms. Mitchell moved to approve the zoning as requested. Mr. Stricklin seconded the motion, and it passed 5/0.
9. Change in Zoning Ordinance (Screening of Dumpsters): Council discussed at length what materials could be used as acceptable screening devices for commercial trash containers. Mr. Bryant said that all the materials listed are suitable if constructed properly. Both Ms. Mitchell and Dr. Terry said they had a problem with using metal. The discussion turned to customers who have used dumpsters for a number of years without conforming to the code restriction. Mr. Stricklin stated that those users cannot be expected to suddenly go to the expense of shielding their containers, and suggested giving them a certain amount of time to bring their property into compliance with City Code. Mr. Villa added that customers who had dumpsters prior to adoption of the Zoning

Ordinance (1994) should be "grandfathered" (not required to comply). Mr. Bryant made a motion to move this item to the November agenda for further discussion. Mr. Stricklin seconded the motion, which passed 5/0.

10. New Zoning Map: Darrell Webb presented a new map, and said that he plans to present a new map on an annual basis. Mr. Stricklin suggested that since we are beginning a new fiscal year, that it be done on a fiscal year basis. Mr. Webb pointed out one error on the map, but asked for Council's approval so that he can order a laminated "official" map. Mr. Villa moved to approve the map with the change made by Mr. Webb. Ms. Mitchell seconded the motion, and it passed 5/0.
11. Bids for New Grant Improvements: Upon a motion made by Mr. Stricklin and seconded by Ms. Mitchell, Council voted unanimously to award the engineering services contract to Goodwin-Lasiter, and the Management Services contract to David Waxman & Associates for Grant #729289 to replace sewer service lines.
12. Approve Request for Tax Exemption for Historic Landmark: Karen Richardson presented 30 Requests for Exemption, 26 of which were recommended for approval by the Preservation Board. Mr. Villa moved to approve all 26 requests. Mr. Bryant seconded the motion, and it passed 5/0.
13. Noise Ordinance: Tonya Fonseca, owner of the Green Pickle, addressed Council regarding her concern that county law enforcement is going to start enforcing the 85 dB state noise law. She has live music at her establishment 2 or 3 times a month, and without it, she says she will be forced to shut down. She has learned that some cities offer exemptions for certain city-sponsored events, and wondered if her business could be licensed through the City and exempted, for example, for Girls Nite Out. Mayor Miller said that we would have to check with the City Attorney, but we could not be less strict than the 85 dB state law and we must act fairly between the businesses and their neighbors. Storie Sharp, who also has live music at her restaurant, said they are bringing in customers and tax dollars to the City. When asked if she had looked into any sort of buffer to quieten the noise, she said that she had found nothing that she could afford.

Mr. Stricklin asked the City staff to contact Fort Worth and Austin and find out how they manage to strike an accord in the same situation. He moved to research other cities, to ask the City Attorney to work on it, and to expedite it so that answers are available at the November meeting. Dr. Terry seconded the motion, and it passed 5/0.

14. City Administrator Position: Council took a few minutes to look over the proposed ordinance and quickly decided that we are not ready for a vote at this time. This item will be left on the agenda for the November meeting.

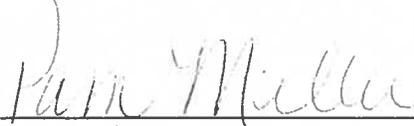
15. Parking Ordinance (Private Car Sales): After a lengthy discussion, Mr. Bryant moved to change the ordinance to read as follows: "It shall be unlawful for any person to park any vehicle on any street or on a private or public parking lot for the purpose of advertising or offering that vehicle for sale by anyone other than a licensed automobile dealer or a licensed facility, or if it is the personal vehicle of the property owner or lessee." Mr. Stricklin seconded the motion, and it passed 4/1, with Mr. Villa voting against.
16. James Hardie Fiber Cement: Dan Tresch, representative for the Hardie company, addressed Council on the uses and benefits of Hardie board.
17. Masonry Ordinance: Mr. Villa indicated that the insertion in paragraph 4.A.1 needs to read "three feet (3') or five percent (5%), whichever is greater." He was in favor of lowering the 60% percentage of rock required; however, Mr. Bryant did not appear ready to do so. Diane Gruber voiced her agreement with Mr. Bryant that any lowering of the stone requirement is a step backward. Mr. Villa made a motion to adopt the new ordinance with a stone requirement of 40%. Larry Garnett, local developer and member of the Planning & Zoning committee, suggested that Council table this item until they know for certain that their ordinance will correspond to the requirements of the new Comprehensive Plan. Mr. Villa withdrew his motion. Mr. Stricklin made a motion to table the item until the November meeting. Dr. Terry seconded the motion, and it passed 4/1, with Mr. Bryant voting no.
18. Code of Conduct: Mr. Stricklin noted that on page 9, a paragraph is duplicated. Mayor Miller said that since the City does not as yet have a City Administrator, in each instance where a City Administrator is mentioned, she would like the Code to read, "City Administrator or City Superintendent." Mr. Stricklin moved to adopt the Code of Conduct for Elected Officials with those two changes. Mr. Bryant seconded the motion, and it passed 5/0.
19. Planning & Zoning Committee Changes: Upon a motion by Mr. Stricklin and second by Mr. Villa, Council voted unanimously to accept the resignation of Phillip Howard from the Planning & Zoning Committee and change his status to Alternate Member; and to change Larry Garnett from alternate to full member of the committee.
20. Update on 4B Committee: Council had been given a copy of the presentation prepared by Mike Shaw, chair of the Design Review committee. Mayor Miller noted that everyone working on 4B had been very busy with development plans for Oakdale Park.
21. Riverwalk Invoices: Mr. Villa moved to pay the only invoice presented, which was from the contractor in the amount of \$277,604.25. Mr. Stricklin seconded the motion, which passed 5/0.

22. Police Department Policies: Ms. Thomas informed Council that City Attorney Lucas said it would be November before any changes might be ready. Mr. Villa moved to table this item until November. Mr. Stricklin seconded the motion, and it passed 5/0.
23. CAD Board of Directors: Upon a motion by Mr. Villa and second by Mr. Bryant, the City Council unanimously adopted a Resolution nominating Bob Stricklin and Diane Gruber to serve on the CAD Board of Directors.
24. Update on TXDoT: Mr. Bruce reported that he has contacted TXDoT and informed them that he is getting aerials of the area where they want to build a retention reservoir, and they will need to decide whether or not the property can be used.
25. CVB Report: In the absence of Billy Huckaby, Council read his written report and had favorable comments on his activity on behalf of the CVB.
26. Executive Session: At 7:51 PM, Council adjourned into Executive Session pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

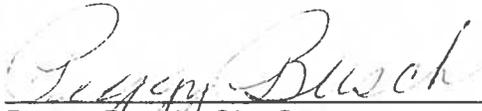
Council resumed Regular Session at 8:25 PM.

27. Action on Executive Session: No action was taken.

With no further business to discuss, Mr. Stricklin moved to adjourn and Mr. Bryant seconded the motion, which passed unanimously. The meeting adjourned at 8:26 PM.



Pam Miller, Mayor



Peggy Busch, City Secretary

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**MINUTES OF SPECIAL MEETING
CITY COUNCIL
OF THE CITY OF GLEN ROSE
OCTOBER 13, 2009 -7:00 PM
TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 7:01 PM WITH ALL MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, ROCKY TERRY AND RICKY VILLA.

Copy of Agenda:

1. Open in Regular Session.
2. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).
3. Possible action on Executive Session.

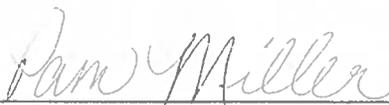
Action on Agenda Items:

1. Council convened in Open Session at 7:00 PM.
2. Pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security), Council adjourned into Executive Session at 7:01 PM.

Council reconvened in Open Session at 7:45 PM.

3. No action was taken.

Upon motion by Mr. Stricklin and second by Dr. Terry, the meeting adjourned at 7:46 PM by unanimous vote of Council.



Pam Miller, Mayor



Peggy Busch, City Secretary

**MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
NOVEMBER 9, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 5:32 PM WITH ALL MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, ROCKY TERRY AND RICKY VILLA.

Copy of Agenda:

1. Citizen Comments: This is for citizens to comment on any subject concerning city business that is not on the current agenda. Members of the Council may answer direct questions, but no action may be taken at this meeting.
2. Minutes: Approve minutes of previous meeting(s).
3. Approve transfer of \$412,741.75 from Glen Rose Capital Cash Project to Glen Rose 4B Economic Development Corporation, to repay funds expended for Riverwalk construction.
4. Approve ordinance placing Freedom Church property inside the Extraterritorial Jurisdiction of the City.
5. Zoning Ordinance Change: Consider and approve or deny proposed change in the Zoning Ordinance requiring dumpsters to be shielded from public view.
6. Discuss and possibly authorize Sefko & Associates to produce an "overlay" ordinance for Highway 67 & 144, and the Paluxy River District through the City.
7. Discuss and possibly authorize Dennis Sims of Sefko to apply for the Texas Parks & Wildlife Grant.
8. Continue discussion of guidelines and procedures for enforcing the state noise ordinance or possibly developing a noise ordinance for the City.
9. Discuss and possibly approve ordinance creating the position of City Administrator.
10. Discuss and possibly approve job description for City Administrator or Community Development Director.
11. Consider and possibly approve repealing the Ordinance to Provide Uniform Commercial Building Standards adopted August 11, 2008, and replacing it with an Ordinance to Provide Uniform Exteriors to Non-residential buildings.
12. Cast City's allotted 74 votes for new board member of County Appraisal District.
13. Consider and possibly adopt Resolution to apply for Energy Efficiency Conservation Block Grant.
14. Update on 4B Economic Development Tax Corporation committee activities.
15. Consider and possibly approve all invoices currently due and payable by the Glen Rose 4B Economic Development Corporation and possibly approve all change orders on the Riverwalk Project.
16. Discuss and possibly prepare modifications to Police Department Policies & Procedures.
17. Update on Texas Department of Transportation's progress on flood control problems in Stadium Addition.
18. CVB Report.

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19. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).
20. Possible action on Executive Session.

Action on Agenda Items:

1. Citizen Comments: No comments were received.
2. Minutes: Mr. Stricklin made a motion to approve the minutes of the two previous meetings. Mr. Bryant seconded the motion, which passed 5/0.
3. Transfer Funds to 4B: Mr. Villa moved to approve the transfer of funds. Mr. Stricklin seconded the motion, and it passed 5/0.
4. Property into ETJ: Mr. Stricklin moved to accept the Freedom Church Property into the City's Extraterritorial Jurisdiction. Dr. Terry seconded the motion, and it passed 5/0.
5. Zoning Ordinance Change: Dr. Terry asked if there is a "grandfather" clause to exempt people who have had dumpsters since prior to adoption of the Zoning Ordinance in 1991. Mr. Bryant said that everything that was not in existence prior to the original ordinance would have to be brought up to code requirements. Mayor Miller mentioned that she understood that changes to this ordinances were going to be postponed until after the Comprehensive Plan was put in place. Mr. Bryant moved to postpone this item until the next meeting. Mr. Stricklin seconded the motion, and it passed 5/0.
6. "Overlay Ordinance" by Sefko & Associates: After a brief discussion, Mr. Stricklin moved to table this item until more can be learned about the costs involved. Dr. Terry seconded the motion, which passed 5/0.
7. Parks & Wildlife Grant: Upon a motion by Mr. Villa and a second by Dr. Terry, Council voted unanimously to authorize Dennis Sims to apply for a Texas Parks & Wildlife grant, the deadline for which is imminent.
8. Noise Ordinance: Council had been provided with several samples of noise ordinances. They reviewed some of their previous discussions on this item, and whether or not events that are sponsored by the City could or should be exempt from the rules. Mr. Villa made a motion to move this item to the next meeting. Ms. Mitchell seconded the motion, and it passed 5/0.
9. City Administrator: Mayor Miller explained that Mr. Stricklin had visited with Larry Shaw, and the title, "Community Development Director" had come from Mr. Shaw. Mr. Villa stated his total opposition, not to the title, but to the omission of

authority to hire and fire. Mr. Stricklin agreed it would be a lesser position. Mr. Villa said he would be open to requiring that any firings of anyone who had worked for a certain period of time be approved by the City Council. Mayor Miller expressed her feeling that right now, an administrator is not needed. She would like to have an opportunity to see what we really need in the next 6 months. Mr. Villa and Dr. Terry both expressed doubt that the Comprehensive Plan can be implemented without additional leadership. Connally Miller said that in the cities where he has worked, the city administrator has been more heavily involved in the financial side than the operations side. Diane Gruber pointed out that we may be a small town now, but two years from now that could very well be different, and she encouraged Council to look for such a person. Mr. Villa pointed out that this was already voted on and approved back in the summer. Mr. Villa moved to approve an ordinance creating the position of City Administrator. Mr. Stricklin seconded the motion, which passed 5/0.

10. Job Description: After a brief discussion of the various job descriptions they have studied during the past few months, Mr. Stricklin moved to table this item until the next meeting. Mr. Villa seconded the motion, which passed 5/0. Council would like copies of all city administrator job descriptions provided to them prior to the December meeting.
11. Masonry Ordinance: Mr. Villa provided a revised ordinance which not only refers to a "city building official" but to a "city building committee," as well. Such a committee would serve as a resource to the building official, to help determine possible exceptions. The ordinance calls for 30% stone on any façade facing the street. It complements and is designed to work with the Comprehensive Plan, he said. Mr. Bryant indicated his desire to see 60% stone or other masonry product, and Mr. Villa said that he wants to see design based upon architecture, not materials. Ms. Mitchell made a motion to move this item to a date after the next CPAC meeting. At the urging of Mr. Bryant and Mr. Stricklin, she withdrew her motion and moved to leave the revised ordinance at 60% and offer the opportunity to anyone to appear before Council or committee to request an exception. Mayor Miller clarified the motion by stating that it should be to repeal the ordinance dated August 11, 2008, and replace it with the one dated October 12, 2009, with a change from 30% to 60% stone. Mr. Villa added that anywhere the ordinance refers to "Code Enforcement," it needs to be changed to "Building Official." Dr. Terry seconded the motion, and it passed 5/0.
12. Appraisal District Votes: Upon a motion by Mr. Stricklin and a second by Ms. Mitchell, Council voted unanimously to cast its 74 votes for Diane Grueber.
13. Energy Conservation Block Grant: Ms. Busch explained that this grant will be used to re-roof the old City Hall building. Mr. Villa made a motion to approve and Mr. Stricklin seconded it. The motion passed 5/0.
14. 4B EDTC Activity: Connally Miller reported that the committee has almost completed their application draft. Oakdale Design Committee should be wrapping up this month. Riverwalk should be nearing completion.

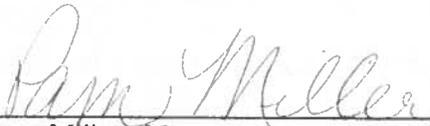
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15. 4B Invoices: Mr. Stricklin made a motion to table this item until the next meeting. Mr. Bryant seconded it, and the motion passed 5/0.
16. Police Department Policies: Mr. Lucas distributed prepared rules for computer use and electronic access for law enforcement personnel. Mr. Villa moved to approve the rules as presented. Mr. Stricklin seconded the motion, and it passed 5/0.
17. Texas Dept. of Transportation: There was no update available.
18. CVB Report: Mr. Huckaby reported that the AJRA Finals will be moved here from San Angelo for the years 2010-11-12. It is a week-long rodeo with about 500 kids from all over Texas and New Mexico. On November 22, Wild Blue Country will be performing at the High School Auditorium. Still looking at wiring downtown and Oakdale with wi-fi.
19. Executive Session: At 7:00 PM, Council adjourned into Executive Session pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

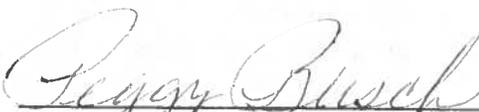
Council resumed Regular Session at 7:40 PM.

27. Action on Executive Session: Mr. Stricklin moved to authorize an expenditure of \$1,500 to \$2,000 for an appraisal of the Palace Theater as an advancement to the 4B Committee. Mr. Bryant seconded the motion, and it passed 5/0.

With no further business to discuss, Mr. Villa moved to adjourn and Mr. Bryant seconded the motion, which passed unanimously. The meeting adjourned at 7:45 PM.



Pam Miller, Mayor



Peggy Busch, City Secretary

**MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF GLEN ROSE
DECEMBER 14, 2009 - 5:30 PM
COUNCIL CHAMBERS – TOWN HALL**

MAYOR PAM MILLER CALLED THE MEETING TO ORDER AT 5:30 PM WITH FOUR MEMBERS PRESENT, INCLUDING MAYOR PRO-TEM BARBARA MITCHELL AND COUNCIL MEMBERS CHRIS BRYANT, BOB STRICKLIN, AND ROCKY TERRY. COUNCILMAN RICKY VILLA ARRIVED AT 5:35 PM.

COPY OF AGENDA:

1. Citizen Comments: This is for citizens to comment on any subject concerning city business that is not on the current agenda. Members of the Council may answer direct questions, but no action may be taken at this meeting.
2. Approve minutes of previous meeting(s).
3. Donna Hagee of the Master Gardeners Association to address Council on their rose garden project for 2010.
4. Discuss and possibly agree to Interlocal Agreement with GRISD for maintenance of Beck Field.
5. Discuss and possibly approve Resolution to work with TxDOT on solution to drainage problem.
6. Consider and possibly adopt Resolution changing the City Council meeting times from the second Monday of each month to the second and fourth Mondays of each month.
7. Consider and possibly approve raising salary of newly elected City Council members from \$10 per meeting to \$100 per month (beginning with Council members elected in May 2010).
7. Consider and approve or deny proposed change in the Zoning Ordinance requiring dumpsters to be shielded from public view.
9. Consider and possibly approve budget for operation and maintenance of Oakdale Park.
10. Consider and possibly approve closing McAllister Street from Northeast Barnard Street to its intersection with College Street.
11. Discuss and possibly authorize Sefko & Associates to produce an "overlay" ordinance for Highway 67 & 144, and the Paluxy River District through the City.
12. Continue discussion of guidelines and procedures for enforcing the state noise ordinance or possibly developing a noise ordinance for the City.
13. Discuss and possibly approve job description for City Administrator or Community Development Director.
14. Update on 4B Economic Development Tax Corporation committee activities.
15. Consider and possibly approve all invoices currently due and payable by the Glen Rose 4B Economic Development Corporation and possibly approve all change orders on the Riverwalk Project.
16. Update on Texas Department of Transportation's progress on flood control problems in Stadium Addition.
17. Executive Session: The City Council of the City of Glen Rose reserves the right to meet in a closed session on any of the following items should the need arise

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and if applicable, pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

18. Possible action on Executive Session.

ACTION ON AGENDA ITEMS:

1. Citizens Comments: No comments were received.
2. Minutes: Mr. Stricklin moved to approve the minutes as written. Dr. Terry seconded the motion, and it passed 4/0.
3. Master Gardeners: Donna Hager, president, represented the Somervell County Master Gardeners. She spoke to Council regarding their project 2010 Rosebush. An idea of the Somervell/Glen Rose Networking Group, it is conceived as a project to beautify the area. The idea is to plant 2,010 rose bushes by the Year 2010. She asked Council to consider purchasing bushes for planting at the Riverwalk and at Oakdale Park, as well as any other City properties. Mr. Stricklin stated that he would like to see the roses continue down the entire fence line at the Riverwalk. Mr. Bryant said he thought it could be paid from 4B funds.
4. Agreement with GRISD: Mayor Miller said that she and Ronald Bruce have spoken with Superintendent Wayne Rotan about Beck Field. The School District does not use the field or the building any more, and the City has expressed interest in taking it over, including an extra acre or so of GRISD land for parking. Mr. Stricklin said he felt it would be a good addition to the City and could be a source of revenue by bringing tournaments into the City. Mr. Stricklin moved to enter into an agreement with the School District for the maintenance and operation of Beck Field as outlined in the agreement presented by Andy Lucas. Dr. Terry seconded the motion, and it passed 5/0.
5. Agreement with TxDOT: Mr. Lucas indicated that he is still working on the agreement. Mr. Stricklin made a motion to table this item until the next meeting. Mr. Bryant seconded the motion, and it passed 5/0.
6. Change Meeting Dates: Mr. Stricklin stated that he had put this item on the agenda. Council is almost meeting twice a month anyway, he said, and it seemed to him that they could get a better handle on business if they just go ahead and schedule it. He moved to adopt the Resolution, and Mr. Bryant provided a second. The motion passed 5/0.
7. Raise Council Salary: Mr. Bryan expressed his support for the increase and made a motion to that effect. Mr. Villa asked about the Mayor position, and was informed that it could not be addressed until 2011. Ms. Mitchell seconded the motion and it passed 4/1 with Mr. Stricklin voting against.

8. Hiding Dumpsters: Mr. Bryant commented that this item has been on the agenda for several months, and said that three examples of approved concealment are needed. Ms. Mitchell said the only holdup has been waiting for the Comprehensive Plan to be approved. Dan Sefko said it would be addressed in the Overlay Plan as part of their services. Mr. Villa moved to remove this item from the agenda until after the Overlay Play has been approved. Mr. Stricklin seconded the motion, and it passed 5/0.
9. Oakdale Park Budget: Ms. Busch presented a budget that was prepared by her and Billy Huckaby, and explained that since this is an unknown, new area, Council could expect to probably see several changes within the next few months. Mr. Stricklin moved to approve the proposed budget as presented. Mr. Villa seconded the motion, and it passed 5/0.
10. Close McAlister Street: Karen Richardson pointed out that McAlister Street is named for a pioneer of Glen Rose, and asked that the name be considered for use later. Mr. Stricklin made a motion to close McAlister Street from NE Barnard to the end of the City's property. Dr. Terry seconded the motion, which passed 5/0.
11. Overlay Ordinance: Mr. Bryant questioned how this proposed project would help the Comprehensive Plan. Dan Sefko and Daniel Harrison said they would work closely with the Planning & Zoning Commission to develop the proposed overlay for the Highway 67 Corridor and the Paluxy River District, which will actually be an amendment to the Zoning Ordinance and the Zoning Map. Mr. Villa asked if "Smart Code" could be considered a possibility for our community. Mr. Sefko said they would be looking at not only land uses but design standards as well. They hope to start in January and complete the job by May. Mr. Bryant said he still did not understand why, for this amount of money (\$20,000) this project is needed in addition to the Comprehensive Plan. Mr. Sefko said the Comprehensive Plan has set the policy guidelines for the City; however, nothing in the Zoning Ordinances has been changed, and that is what the Overlay will do. Dr. Terry moved to approve Sefko to produce an Overlay Ordinance for Highway 67 and 144. Mr. Stricklin seconded the motion, and it passed 5/0.
12. Noise Ordinance: Both Mr. Bryant and Storie Sharp said they had done research on the subject, but neither had anything concrete at this time. Mr. Bryant wondered why the neighbors who complain are never represented at the council meetings. After a brief discussion, Mr. Stricklin moved to table this item until the next meeting. Mr. Villa seconded the motion, and it passed 5/0.
13. Job Description City Administrator: Council was provided with several job descriptions. They agreed to select one and start marking it up. Mr. Stricklin moved to table this item until next meeting. Ms. Mitchell seconded the motion, and it passed 5/0.
14. 4B Corporation: In the absence of Chairman Connally Miller, Mayor Miller reported that 4B is considering assisting the Dooley Corporation in bringing an animated dinosaur project that would run 4 days a week during Summer. She

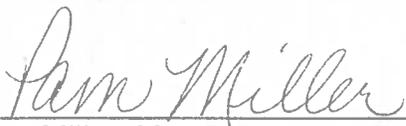
added that a company who manufactures the dinosaurs for the project has purchased property from the County and will begin operations soon. 4B is also looking into purchase of the old theater downtown.

15. Invoices Owed by 4B: One bill on the Riverwalk was presented, and it had been approved by the 4B Committee. Mr. Bryant moved to approve the invoices that are currently due. Ms. Mitchell provided a second, and it passed 5/0.
16. Progress on TxDOT Flooding Problem: No report was available.
17. Executive Session: At 6:42 PM, Council adjourned into Executive Session pursuant to authorization by Texas Government Code, Sections 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), 551.087 (economic development), 418.183 (homeland security).

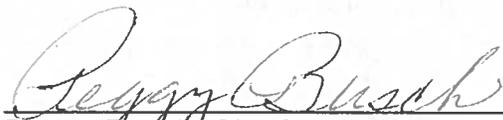
Council resumed Regular Session at 7:01 PM.

18. Action on Executive Session: No action was taken.

Mr. Stricklin made a motion to adjourn. Ms. Mitchell seconded the motion, and it passed 5/0. The meeting adjourned at 7:01 PM.



Pam Miller, Mayor



Peggy Busch, City Secretary

**MINUTES OF SPECIAL MEETING
CITY COUNCIL
OF THE CITY OF GLEN ROSE
JANUARY 2, 2010 –10:00 AM
TOWN HALL**

THE CITY COUNCIL MET AT 10:00 AM ON SATURDAY, JAN.2, 2010 AT OAKDALE PARK. THE MEETING WAS CALLED TOGETHER BY MAYOR PAM MILLER WITH ALL COUNCIL MEMBERS EXCEPT RICKY VILLA PRESENT.

Copy of Agenda:

1. Tour Oakdale Park.
2. Possibly authorize improvements to be made to Oakdale Park.

Action on Agenda Items:

There was much discussion pertaining to Oakdale Park with Billy Huckaby discussing what should be done and what activities are currently planned. The group then toured cabins and looked at the area. Bob Stricklin made the motion to authorize the City Staff to proceed with the following:

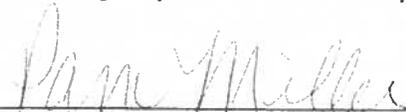
- Roof the skating rink and office
- Remodel the office
- Remodel the skating rink
- Remodel the cabins beginning with the best and moving to the worst, making them to a rentable state
- Buy 6 new cabins
- Tear down the white cabin known as the cave due to it being burned
- Look at electrical wiring and repair any safety hazards

Rocky Terry seconded the motion. The motion carried 4-0.

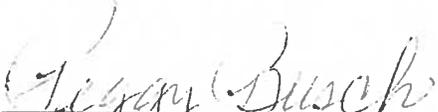
There was a little more discussion on what would be done later. Ronald Bruce will look at prices of fence materials and bring that to the next council meeting.

Bob Stricklin made a motion to adjourn and Barbara Mitchell seconded the motion. Motion passed unanimously.

Meeting adjourned at 12:30 pm.



Pam Miller, Mayor



Peggy Busch, City Secretary

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