

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, July 08, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, July 08, 2025 in the Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043 at 5:30 PM to consider the following items of business:

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

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

INVOCATION

Council member George Freas led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledge of Allegiance to the United States and Texas Flags.

ROLL CALL

City Council Members Present

Joe Boles, Mayor
Stuart Mann, Mayor Pro Tem
George Freas, Council member
Richard Bruning, Council member
Lauri Mapes, Council member

Candace Scholz, Council member (arrived at 5:43 p.m.)

Staff Present

Troy Hill, City Administrator
Veronica Welch, City Secretary
Jim Holder, Public Works Director
Tex Toler, CVB Director
Colby Giles, Police Officer
Stephen Boyd, Development Services Director

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

Jacklyn Reeves, owner of Beehive Café, discussed her issues with the Development Services Department regarding the permit for her sign and roof repairs. Jacklyn stated that her official plans for the building renovation do not require an official stamp and added that she is having difficulty working with the current building official. Jacklyn stated that the only support she has received has been from two city officials who should not have needed to get involved.

Melissa Pew, on behalf of the CVB Advisory Board, sought to explore how the City and the County could collaborate again to make it more streamlined and easier to work with.

ANNOUNCEMENTS AND PRESENTATIONS

No announcements or presentations.

ITEMS REQUIRING PUBLIC HEARINGS

Mayor Boles opened the Public Hearing on this item at 5:40 p.m. and closed the Public Hearing at 5:43 p.m.

1. Board of Adjustment – Public hearing, discussion and possible action by the Board of Adjustment at the request of Amanda Crank, for a variance for the item listed below, to allow for a Mobile Food Vendor in a B-2 (General Commercial District) located on Acres: 1.806, Tract: B5-9, Abst: A136, A136 MILAM CO SCH LD; also known as 1408 NE Big Bend Tr. **RE:** Variance request from the 200ft boundary line of any residential zoning district
Amanda Crank, the owner of Rollin' Woodfire Pizza, is requesting a variance to allow her to operate on the property of Country Garden Café on Highway 67. Amanda stated that she is committed to being a good neighbor by maintaining a clean and respectful environment and operating with reasonable hours.

Pam Streeter, Planning and Zoning Chairperson, stated that the commission supports the variance.

Mayor Boles opened the Public Hearing on this item at 5:43 p.m. and closed the Public Hearing at 5:52 p.m.

Councilmember Candace Scholz arrived at 5:43 p.m.

2. Public hearing regarding a request for a Specific Use Permit for *Short Term Rental at the property located at 706 A and B SW Barnard St, Acres: 0.762, Tract: H8-9 & 10, Abst: A47, A47 JAMES H HALEY, TRACT H8-9 & 10, ACRES 0.762 to operate in an R-1 (Single Family District)*
Heather Bienko, the owner, would like to turn the property into a short-term rental and assures that they will be good neighbors.
Pamela Streeter, Planning and Zoning Chairperson, stated that the commission did recommend the short-term rental SUP.

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Board of Adjustment – Discussion and possible action by the Board of Adjustment at the request of Amanda Crank, for a variance for the item listed below, to allow for a Mobile Food Vendor in a B-2 (General Commercial District) located on Acres: 1.806, Tract: B5-9, Abst: A136, A136 MILAM CO SCH LD; also known as 1408 NE Big Bend Tr. **RE:** Variance request from the 200ft boundary line of any residential zoning district
MOTION by Stuart Mann and a **SECOND** by Candace Scholz to approve the variance request for Amanda Crank. **MOTION CARRIED** by unanimous vote.
4. Discussion, consideration, and possible action regarding a request for a Specific Use Permit for *Short Term Rental at the property located at 706 A and B SW Barnard St, Acres: 0.762, Tract: H8-9 & 10, Abst: A47, A47 JAMES H HALEY, TRACT H8-9 & 10, ACRES 0.762 to operate in an R-1 (Single Family District)*
MOTION by George Freas and **SECOND** by Stuart Mann to approve the SUP for the short-term rental for the property located at 706 A and B SW Barnard Street as one (1) property and one (1) SUP. **MOTION CARRIED** by unanimous vote.
5. Discussion, consideration, and possible action regarding Resolution 2025-R-10 authorizing an application for the Local Park Grant Program
Jake McAdams from Public Management spoke on behalf of the grant program application. He explained that the resolution would authorize the approval of the application and explained that it would be due on August 1, 2025. The grant request amount is \$750,000, and the City would be required to provide a dollar-for-dollar match. A survey was sent out online with a great response that identified the top three (3) priorities. Several people expressed concerns about the park improvements. They emphasized the importance of the soccer park to the community, as well as the significance of making the correct updates to maintain the park.
MOTION by Richard Bruning and **SECOND** by George Freas to approve Resolution 2025-R-10 authorizing an application for the Local Park Grant Program. **MOTION CARRIED** by unanimous vote.

Local Park Grant Program Resolution Authorizing Application

RESOLUTION NO. 2025-R-10

A resolution of the City of Glen Rose as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

6. Discussion, consideration, and possible action on approving a grant for the Somervell County Committee on Aging
Councilmember Stuart Mann temporarily left the dias during the discussion of this agenda item due to a conflict of interest.
MOTION by Candace Scholz and **SECOND** by Georg Freas to award a \$38,000 grant to the Somervell County Committee on Aging for the 25-26 FY Budget. **MOTION CARRIED** by a 4-0 unanimous vote.

Councilmember Stuart Mann returned to the dias after the vote concluded on this item.

7. Discussion, consideration, and possible action on amending ordinance 14.03.009 Incentives for Historic Property Preservation and Improvement
Heather Bienko, the HPO, spoke regarding the proposed amendment to the ordinance. **MOTION** by Lauri Mapes and **SECOND** by Candace Scholz to amend ordinance 14.03.009 incentives for historic property preservation and improvement. **MOTION CARRIED** by unanimous vote.

Item nine (9) was moved up in the agenda order by the Mayor.

9. Discussion, consideration, and possible action regarding the Facade Grant Program for historical structures
Heather Bienko, HPO, presented the Façade Grant Program for historical structures, which would help business owners improve the exterior of their buildings, and provided an outline of the program. **MOTION** by George Freas and **SECOND** by Stuart Mann to approve ordinance 2025-O-16 amending chapter 14.03 in the Historic Landmark preservation. **MOTION CARRIED** by unanimous vote.

ORDINANCE NO. 2025-O-16

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GLEN ROSE, TEXAS, BY AMENDING CHAPTER 14.03 HISTORIC LANDMARK PRESERVATION; PROVIDING FOR REPEALING, SEVERABILITY, AND PROPER NOTICE, MEETING, AND QUORUM CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

8. Discussion, consideration, and possible action regarding Resolution 2025-R-11, formalizing a sister city relationship with Dunbar, East Lothian, Scotland
MOTION by George Freas and **SECOND** by Stuart Mann to approve Resolution 2025-R-11 formalizing a sister city with Dunbar, East Lothian, Scotland. **MOTION CARRIED** by unanimous vote.

RESOLUTION NO. 2025-R-11

A RESOLUTION OF THE CITY COUNCIL OF GLEN ROSE, TEXAS, FORMALIZING A SISTER CITY RELATIONSHIP WITH DUNBAR, EAST LOTHIAN, SCOTLAND

10. Discussion, consideration, and possible action regarding paying for a portion of the moving expenses for the CVB Director

MOTION by Stuart Mann and **SECOND** by Richard Bruning to approve paying a portion of the CVB Directors ' verifiable expenses of up to \$3,000 with the stipulation that if he leaves within 24 months, it will be paid back in full. **MOTION CARRIED** by unanimous vote.

11. Discussion, consideration, and possible action regarding an increase in pay for the Municipal Judge and establishing a pay amount for the Associate Judge

MOTION by George Freas and **SECOND** by Lauri Mapes to increase the Municipal Judge pay to \$600 and establish the Associate Judge pay at \$100 per month. **MOTION CARRIED** by unanimous vote.

CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

12. Consider approval or other action regarding the minutes of the June 24, 2025, Regular City Council Meeting
13. Consider approval or other action regarding the accounts payable report for June 2025
14. Consider approval or other action regarding the financial report for June 2025
15. Discussion, consideration, and possible action on approving a banner on Highway 67 from October 1st to 26th for Fossilmania
16. Consider approval or other action regarding setting the date of the City Council Workshop for August 2, 2025

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

Mayor Boles moved executive session up in the agenda order.

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:

24. **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 clearly conflicts with this chapter: **Interlocal Agreements**
25. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Development Services Director**
26. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: **Event Coordinator**

Mayor Boles adjourned the regular meeting at 7:41 p.m. and called executive session to order at 7:48 p.m.

Mayor Boles adjourned executive session at 8:49 p.m. and called regular session to order at 8:50 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 551.071 Consultation with Attorney – Interlocal Agreements
Staff directed to continue work on interlocal agreements.
28. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Development Services Director
MOTION by Candace Scholz and **SECOND** by George Freas to terminate the Director of Development services at this time. **MOTION CARRIED** by unanimous vote.
29. Discussion, consideration, and possible action regarding matters discussed in Executive Session – Section 551.074 Personnel Matters – Event Coordinator
NO action was taken on this item

STAFF REPORTS

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

MAYOR AND COUNCIL MEMBER REPORTS

Councilmember Freas reminded councilmembers about the TX-21 meeting in Lancaster on July 24 & 25.

Mayor Boles provided an update on the Kerrville fundraiser. They emphasized to the council the need for a mechanism to allow the Mayor or City Administrator to provide funds in emergencies.

ADJOURN

Mayor Boles adjourned the Regular City Council meeting at 9:13pm

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted at or before 05:00 PM on Thursday, July 04, 2025, and remained posted for at least two hours after said meeting was convened.



APPROVED:



Joe Boles, Mayor

ATTEST:



Veronica Welch, City Secretary