

# MINUTES OF THE CITY OF GLEN ROSE

## REGULAR CITY COUNCIL MEETING

Tuesday, July 11, 2023 at 5:30 PM

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The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, July 11, 2023, in the Glen Rose City Hall Council Chambers, 201 NE Vernon, Glen Rose, TX 76043, at 5:30 PM to consider the following items of business:

### CALL TO ORDER

Mayor Joe Boles called the meeting to order at 5:31 p.m.

### INVOCATION

Mayor Pro Tem George Freas 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  
George Freas, Mayor Pro Tem  
Demetra Conrad, Councilmember  
TJ Walker, Councilmember  
Rich Bruning, Councilmember (Zoom)

#### *Staff Present*

Wayne McKethan, Interim City Administrator  
Staci L. King, City Secretary  
Jim Holder, Director of Public Works  
Buck Martin, Chief of Police  
Larry Allen, Building Official  
Stan Lowry, City Attorney, via Zoom

### CITIZEN/VISITOR COMMENTS

Pamela Streeter, owner, Inn on the River, addressed Council with concerns regarding Hotel Occupancy Tax Funds.

### INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, consideration, and possible action regarding acceptance of resignation from Council Member Kelly Harris

On July 6, 2023, Councilmember Harris submitted her written resignation from Council, effective immediately.

MOTION by Demetra Conrad, second by George Freas, to accept Kelly Harris' resignation. MOTION CARRIED by unanimous vote.

### 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 551.087 Deliberation Regarding Economic Development Negotiations - Whisky Woods
3. 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: Proposed Sales Tax Interlocal Agreement

4. **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**
5. **Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Filling a Vacancy on City Council due to the Resignation of Council Member Kelly Harris**

Mayor Boles called the meeting into Executive Session at 5:37 p.m.; the meeting was called back to regular session at 7:30 p.m.

*Mayor Boles recessed the meeting at 7:30 p.m.; the meeting was called back to order at 7:35 p.m.*

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

6. **Discussion, consideration, and possible action regarding items discussed in Executive Session: Section 551.087 Deliberation Regarding Economic Development Negotiations - Whisky Woods**  
No action was taken on this item.
7. **Discussion, consideration, and possible action regarding matters discussed in Executive Session: Section 551.071 Consultation with Attorney – Proposed Sales Tax Interlocal Agreement**  
No action was taken on this item.
8. **Discussion, consideration, and possible action regarding items discussed in Executive Session: Section 551.074 Personnel Matters: City Administrator**  
MOTION by George Freas, second by TJ Walker, to authorize the Mayor to enter into a contract for City Administrator upon satisfactory completion of pre-employment verifications. MOTION CARRIED with Demetra Conrad casting a dissenting vote.
9. **Discussion, consideration, and possible action regarding items discussed in Executive Session: Section 551.074 Personnel Matters - Filling a Vacancy on City Council due to the Resignation of Council Member Kelly Harris**  
Council directed City Secretary King to create and post an application for residents interested in being appointed to the vacant Council seat. Applications would be accepted until August 2, 2023, and discussed at the August 8, 2023 Council meeting.

#### **PUBLIC HEARINGS**

Mayor Boles opened the public hearings at 7:38 p.m.

10. **Public hearing regarding a request to rezone 301 NE Barnard + 307, being 0.650 acres Block 10, Lots 5, 6, 7, 8, 2 (S 45X50), 3 (S 5X50), 4 (S 5X50), Abst A136, Glen Rose Townsite, and identified by the Somervell County Appraisal District as Parcel No. R000003066, from B-1 (Restricted Commercial District) to B-2 (General Commercial District)**  
Linda McCaffrey, 707 Bryan, spoke in opposition to the rezone.
11. **Public hearing regarding a request to rezone 603 Austin Rd, being 0.290 acres, Tract 1, Blk East Pt of 21, Subd R0100, Abst A41, Railroad Addition, and identified by the Somervell County Appraisal District as Parcel No. R000001877, from B-1 (Restricted Commercial District) to R-1 (Single Family District)**

12. **Public hearing regarding a request to rezone 915 SW Barnard, being 2.450 acres, Tract H6-2-2-3, Abst A39, E M Gray, and being identified by the Somervell County Appraisal District as Parcel No. R000011255 from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)**  
No one spoke in favor of or opposition to the rezone.
13. **Public hearing regarding a request to rezone 1007 SW Barnard, being 2.45 acres, Tract H6-2-2-2, Abst A39, E M Gray, and being identified by the Somervell County Appraisal District as Parcel No. R000011254 from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)**  
No one spoke in favor of or opposition to the rezone.
14. **Public hearing regarding proposed changes to the City of Glen Rose Code of Ordinances, Chapter 14.02.102 *Specific Use Permits***  
No one spoke in favor of or opposition to the proposed changes.

#### INDIVIDUAL ITEMS FOR CONSIDERATION

15. **Discussion, consideration, and possible action regarding an Ordinance rezoning 301 NE Barnard + 307, being 0.650 acres Block 10, Lots 5, 6, 7, 8, 2 (S 45X50), 3 (S 5X50), 4 (S 5X50), Abst A136, Glen Rose Townsite, and identified by the Somervell County Appraisal District as Parcel No. R000003066, from B-1 (Restricted Commercial District) to B-2 (General Commercial District)**  
The Planning and Zoning Commission met on June 28, 2023, and voted to recommend approval of the rezone request to the City Council.

MOTION by George Freas, second by TJ Walker, to approve Ordinance No. 2023.07.11.A Rezoning 301 NE Barnard + 307 from B-1 to B-2. MOTION CARRIED by unanimous vote, with Demetra Conrad abstaining.

16. **Discussion, consideration, and possible action regarding an Ordinance rezoning 603 Austin Rd, being 0.290 acres, Tract 1, Blk East Pt of 21, Subd R0100, Abst A41, Railroad Addition, and identified by the Somervell County Appraisal District as Parcel No. R000001877, from B-1 (Restricted Commercial District) to R-1 (Single Family District)**  
The Planning and Zoning Commission met on June 28, 2023, and voted to recommend approval of the rezone request to the City Council. The owner is requesting the zoning be changed back to residential to allow for the sale of property.

MOTION by TJ Walker, second by Demetra Conrad, to approve Ordinance No. 2023.07.11.B rezoning 603 Austin Rd. from B-1 to R-1. MOTION CARRIED by unanimous vote.

17. **Discussion, consideration, and possible action regarding an Ordinance rezoning 915 SW Barnard, being 2.450 acres, Tract H6-2-2-3, Abst A39, E M Gray, and being identified by the Somervell County Appraisal District as Parcel No. R000011255 from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)**  
The Planning and Zoning Commission met on June 28, 2023, and voted to recommend approval of the rezone request to the City Council.

MOTION by Demetra Conrad, second by George Freas, to approve Ordinance No. 2023.07.11.C rezoning 915 SW Barnard from R-1 to P&R. MOTION CARRIED by unanimous vote.

18. **Discussion, consideration, and possible action regarding an Ordinance rezoning 1007 SW Barnard, being 2.45 acres, Tract H6-2-2-2, Abst A39, E M Gray, and being identified by the Somervell County Appraisal District as Parcel No. R000011254 from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)**

The Planning and Zoning Commission met on June 28, 2023, and voted to recommend approval of the rezone request to the City Council.

MOTION by Demetra Conrad, second by George Freas, to approve Ordinance No. 2023.07.11.D rezoning 915 SW Barnard from R-1 to P&R. MOTION CARRIED by unanimous vote.

**19. Discussion, consideration, and possible action regarding an Ordinance amending the City of Glen Rose Code of Ordinances, Chapter 14.02.102 *Specific Use Permits***

MOTION by George Freas, second by Demetra Conrad, to table this item on the advice of the City Attorney. MOTION CARRIED by unanimous vote.

**20. Discussion, consideration, and possible action regarding Work Order No. 41 under the General Services Agreement with eHT for Impact Fees and Capital Improvements Plan Update**

MOTION by Rich Bruning, second by TJ Walker, to approve Work Order No. 41 as presented. MOTION CARRIED with Demetra Conrad casting a dissenting vote.

**21. Discussion, consideration, and possible action regarding Council assignments**

MOTION by Demetra Conrad, second by Richard Bruning, to approve the following council assignments:

Tex-21 Coalition – George Freas (voting member) and Richard Bruning (alternate member)

Sales Tax Interlocal Agreement – Demetra Conrad and George Freas

MOTION CARRIED by unanimous vote.

**CONSENT AGENDA**

**22. Approval or other action regarding minutes for:**

June 4, 2023 Special City Council Meeting

June 13, 2023 Regular City Council Meeting

June 27, 2023 Regular City Council Meeting

**23. Consider approval or other action regarding an accounts payable report for payments made during June 2023**

**24. Consider approval or other action regarding a financial report for the month of June 2023**

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

**STAFF REPORTS**

**25. Public Works Director Report**

**26. Police Chief Report**

**27. Building and Planning Department Report**

**28. Code Enforcement and Animal Control Report**

**29. Convention and Visitors Bureau Director Report**

**30. City Secretary's Report**

**31. City Administrator's Report**


**MAYOR AND COUNCIL MEMBER REPORTS**

George Freas updated council members on discussions with a developer on Texas Drive.

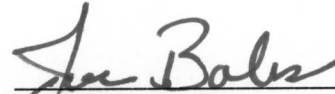
**ADJOURN**

The meeting was adjourned at 8:50 p.m.

ATTEST:



Staci L. King, City Secretary



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Joe Boles, Mayor