

MINUTES OF THE CITY OF GLEN ROSE CITY COUNCIL

REGULAR MEETING

Tuesday, September 13, 2022 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, September 13, 2022 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 Douglas called the meeting to order at 5:30 p.m.

INVOCATION

City Administrator Leamons led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Douglas led the Pledges of Allegiance to the American and Texas flags.

ROLL CALL

Council Present

Julia Douglas, Mayor
Chip Joslin, Mayor Pro Tem
Kelly Harris, Council member
George Freas, Council member
Demetra Conrad, Council member
TJ Walker, Council member

Staff Present

Michael Leamons, City Administrator
Staci King, City Secretary
Buck Martin, Chief of Police
Jim Holder, Director of Public Works
Stan Lowry, City Attorney, via Zoom

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

No one came forward to address the council.

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

1. Section 551.071 Consultation with Attorney – City Administrator Contract

Mayor Douglas called the meeting into Executive Session at 5:32 p.m. The meeting was called back in to regular session at 6:01 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

2. Discussion, consideration, and possible action regarding item discussed in Executive Session: City Administrator's Contract

Dennis Moore, Lindsey Brewer, and Jim Bob Hawthorne spoke in support of City Administrator Leamons. No action was taken.

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration, and possible action on nominating Tourism Department Advisory Board members

This item was presented to ratify the members of the CVB Advisory Board, per the City's interlocal agreement. The following members have been serving on the board:

TJ Walker – City Council
Tammy Ray – County Commissioner
JC Stone (Best Western) – City Hotelier
Wendy Huggins, Country Woods Inn – City Short-Term Rental
Kristin Jayne, Skybox Cabins and Mary Collier, Casa de Milagros – County Short-Term Rentals
Melissa Braswell, Blue Butterfly – Tourism Business, Highway 67
Dennis Moore, Somervell County Museum – Downtown Business

MOTION by George Freas, second by Demetra Conrad, to ratify the CVB Advisory Board members.
MOTION CARRIED by unanimous vote.

4. Discussion, consideration, and possible action on request by James Cagle of Oaktree Assetts, LLC for a variance for the Squaw Valley Estates plat from the the Subdivision Ordinance requirement that a cul-de-sac not exceed six hundred feet in length

City Administrator Leamons presented the variance request to the council. Mr. Cagle submitted a preliminary plat for Squaw Valley Estates that included two additional turnaround points that were spaced approximately 600 feet apart and would allow residents and emergency services to more quickly exit the neighborhood should it be needed.

James Cagle, developer, was in attendance to answer questions.

MOTION by Kelly Harris, second by George Freas, to grant the variance as presented. MOTION CARRIED by unanimous vote.

5. PUBLIC HEARING

Public hearing on a proposed ordinance amending the City of Glen Rose Code of Ordinances, Chapter 10 Subdivision Regulation

Mayor Douglas opened the public hearing at 6:15 p.m.

No one came forward to speak in favor of or opposition to the proposed changes to the Subdivision Ordinance.

Mayor Douglas closed the public hearing.

6. Discussion consideration and possible action on Ordinance amending the City of Glen Rose Code of Ordinances, Chapter 10 Subdivision Regulation

City Administrator Leamons presented the proposed changes to council. Pam Streeter, Chair, Planning and Zoning Commission, spoke to council regarding the Commission's discussions and decision. After much discussion, the proposed ordinance was sent back to staff for typo corrections and other minor changes. No action taken.

Items No. 15 and 16 were moved to up in the agenda to allow for input from the City Attorney if needed.

15. Discussion, consideration, and possible action regarding a resolution establishing an Employee Benefit Trust and authorizing the City Administrator and City Secretary to execute a Trust Agreement on behalf of the City of Glen Rose

City Secretary Staci King presented the item to council. It was explained that by creating an Employee Benefit Trust, the City would be able to receive reimbursement on taxes paid on the health care plan

each year. City Attorney Lowry advised that he was familiar with this type of trust and had no issues with the trust documents.

MOTION by Chip Joslin, second by George Freas, to adopt Resolution No. 2022-24 establishing an Employee Benefit Trust and authorizing the execution of documents to create such. MOTION CARRIED by unanimous vote.

16. Discussion, consideration, and possible action regarding approval of employee benefits for the 2022-2023 plan year

City Secretary Staci King presented the employee benefits package for plan year 2022-2023.

MOTION by Kelly Harris, second by Chip Joslin, to approve the employee benefits for the 2022-2023 plan year. MOTION CARRIED by unanimous vote.

7. Discussion, consideration, and possible action on direction regarding the City's Comprehensive Plan Update.

Abra Nusser, Peloton Land Solutions, gave the council an update on the City's Comprehensive Plan. No action was taken.

PUBLIC HEARINGS

Mayor Douglas opened the public hearings at 7:02 p.m.

8. Public hearing on the proposed 2022 Ad Valorem Tax Rate

9. Public hearing regarding a request to rezone 309 Sam Houston St (Hwy 144), Glen Rose, TX 76043; legally described as Acres 0.413, Abst A41, RAILROAD, BLOCK 1, LOT 10, 11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted Commercial District).

10. Public hearing regarding a request to rezone 401 Sam Houston St, Glen Rose, TX 76043; being legally described as Acres 0.321, Abst A41, RAILROAD, BLOCK 1, LOT 7, 8 & PT 9, from R-1 (Single-Family Residential District) to B-1 (Restricted Commercial District).

No one spoke in favor of or opposition to items 8-10.

Mayor Douglas closed the public hearings.

INDIVIDUAL ITEMS FOR CONSIDERATION

11. Discussion, consideration, and possible action on Ordinance No. 2022.09.13.A Adopting the City's 2022 Ad Valorem Tax Rate

City Administrator Leamons presented the council with a proposed tax rate of \$0.306298/\$100 valuation. Mr. Leamons explained that although the statutorily-required language to adopt the tax rate states that the tax rate will be increased, in reality City property taxes on an average home valued at \$218,289 will decrease by \$1.53.

MOTION by George Freas, second by Chip Joslin, that the property tax rate be increased by the adoption of a tax rate of \$0.306298 per \$100 valuation, which is effectively a 10.8% increase in the tax rate. MOTION CARRIED by unanimous vote.

12. Discussion, consideration and possible action regarding a request to rezone 309 Sam Houston St (Hwy 144), Glen Rose, TX 76043; being legally described as Acres 0.413, Abst A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted Commercial District).

City Administrator Leamons presented the rezone request to council. On August 12, 2022, the Planning and Zoning commission unanimously voted in favor of the request.

MOTION by Kelly Harris, second by Demetra Conrad, to approve Ordinance No. 2022.09.103.B rezoning the property located at 309 Sam Houston Street from R-1 to B-1. MOTION CARRIED with Chip Joslin casting a dissenting vote.

- 13. Discussion, consideration and possible action regarding a request to rezone 401 Sam Houston St, Glen Rose, TX 76043; being legally described as Acres 0.321, Abst A41, RAILROAD, BLOCK 1, LOT 7, 8 & PT 9, from R-1 (Single-Family Residential District) to B-1 (Restricted Commercial District.)**

City Administrator Leamons presented the rezone request to council. On August 12, 2022, the Planning and Zoning commission unanimously voted in favor of the request.

MOTION by Demetra Conrad, second by TJ Walker, to approve Ordinance No. 2022.09.13.C rezoning the property located at 401 Sam Houston Street from R-1 to B-1. MOTION CARRIED with Chip Joslin casting a dissenting vote.

- 14. Discussion, consideration, and possible action on a Sewer System Grease Management Ordinance**
City Administrator Leamons presented the proposed grease trap ordinance to council. On August 12, 2022, the Planning and Zoning commission unanimously voted in favor of the proposed ordinance. The ordinance would allow for regulations for the use, installation, maintenance, monitoring, and enforcement of grease trap interceptors to protect the city's wastewater collection system.

MOTION by George Freas, second by Demetra Conrad, to approve Ordinance No. 2022.09.13.D establishing Article 13.09 *Sewer System Grease Management Standards*. MOTION CARRIED by unanimous vote.

- 17. Discussion, consideration, and possible action on Resolution authorizing opening an account at InterBank and signatories for the same**

City Administrator Leamons was asked to reach out to the city's current depository, First Financial Bank, to see if they had any similar accounts to the one presented at Interbank. No action was taken on this item.

- 18. Discussion, consideration, and possible action on Texas Municipal League Intergovernmental Risk Pool Board of Trustees election ballot**

No action was taken on this item.

- 19. Discussion, consideration, and possible action on solicitation of proposals for depository services**

MOTION by Chip Joslin, second by George Freas, to authorize the solicitation of proposals for depository services. 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.*)

- 20. Consider approval or other action regarding minutes - August 9, 2022 Regular City Council Meeting**
Item 20 was removed from the consent agenda by Council member Walker for a correction.
- 21. Consider approval or other action regarding minutes - August 23, 2022 Regular City Council Meeting**
- 22. Consider approval or other action regarding an accounts payable report for payments made during August 2022**
- 23. Consider approval or other action regarding a financial report for August 2022**

MOTION by Chip Joslin, second by George Freas, to approve consent agenda items 21-23 as presented. MOTION CARRIED by unanimous vote.

- 20. Consider approval or other action regarding minutes - August 9, 2022 Regular City Council Meeting**
Council member Walker corrected and error in Item 14 that incorrectly identified Ms. Harris as being appointed instead of Ms. Walker.

MOTION by Demetra Conrad, second by Chip Joslin, to approve the August 9, 2022 minutes with the correction in item 14. MOTION CARRIED by unanimous vote.

STAFF REPORTS

- 24. Public Works Director Report**
- 25. Police Department Reports**
- 26. Building, Planning, and Code Enforcement Report**
- 27. Animal Control Report**
- 28. Convention and Visitors Bureau Director Report**
- 29. City Administrator Report**
- 30. City Secretary Report**

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

- 31. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Building Official**
Mayor Douglas called the meeting into executive session at 8:57 p.m.

The meeting was called back in to regular session at 9:10 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- 32. Discussion, consideration, and possible action regarding item discussed in Executive Session: Personnel - Building Official**
MOTION by Chip Joslin, second by Demetra Conrad, to authorize City Administrator Leamons to negotiate a contract for Building Official services as presented in executive session. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 9:10 p.m.

Julia Douglas, Mayor

ATTEST:

Staci L. King, City Secretary