

REGULAR CITY COUNCIL MEETING

Tuesday, December 10, 2024 at 5:30 PM

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



MINUTES

City Hall will be open to the public.

Live stream of this meeting is available on the City's Facebook and YouTube pages

CALL TO ORDER

Mayor Joe Boles called the meeting to order at 5:34 p.m.

INVOCATION

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

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

ROLL CALL

Council Members Present

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

Staff Present

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

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

No citizen/visitor comments.

ANNOUNCEMENTS/PRESENTATIONS

No announcements or presentations.

PUBLIC HEARINGS

Mayor Boles opened the public hearing at 5:37 p.m.

1. Public hearing regarding a request for a Specific Use Permit in order to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract: C6-33, Abst: A136, A136 MILAM CO SCH LD, TRACT C6-33, SN1 012344S5338 to operate in a B-2 (General Commercial District) Zone

Megan Schulke read a letter against the SUP due to the risk of having a brewery near a daycare. She asked that the variance be denied and to look for alternative locations that would not have a long-term impact on the area.

Chip Joslin spoke in favor of the SUP and that it could be pulled at anytime by the City Council. He stated that the owners have a family-oriented environment and there have been no problems reported as of now.

Samantha Fiedler spoke against the SUP stating that she works for CPS and strongly opposes a brewery at this location. Asked the Council to consider the safety of the children who attend the daycare. Also stated that the alcohol content in craft beer is higher than normal beer. Asked for Council to deny the SUP.

2. Public Hearing on amending Chapter 14, Appendix A, Schedule of Uses
No one spoke at this time.

Mayor Boles closed the public hearing at 5:45 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item number five (5) was moved up

5. Consider approval or other action on a Bow Wow Blessing Box in front of Vogue Hair Salon. 112 SW Barnard St

NO action was taken on this item due to item twenty-five (25) on the agenda that would address this issue.

3. Discussion, consideration, and possible action regarding a request for a Specific Use Permit to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract: C6-33, Abst: A136, A136 MILAM CO SCH LD, TRACT C6-33, SN1 012344S5338 to operate in a B-2 (General Commercial District) Zone
Pam Streeter as the Planning and Zoning Chair spoke about the SUP for the off-premise sale and distribution and that it was unanimously approved by the planning and zoning commission.

David Dulce, the owner, spoke about the building size and addressed concerns about visibility to the daycare. He would provide a 6-foot privacy fence and have no windows or doors on the daycare side of the building. He gave the parking site plan that would allow for 13 parking spots and help minimize street parking. Councilman Freas asked about additional screening with more green space and trees. Addressed the issue of overlapping hours with the daycare and stated that the only overlap would be on Thursday and Friday. Asked for a SUP for self-distribution of beer produced at brewery.

MOTION made by Demetra Conrad, **SECOND** by Rich Bruning to approve the SUP with the following conditions:

- that there is a privacy fence
- no insigna, windows or visibility of production or drinking of beer on daycare facing side
- pull in parking as stated with 13 spots
- any adjustments to sound, noise, safety and hours will be addressed by owner.

Ayes: Demetra Conrad, Richard Bruning, George Freas

Noes: Stuart Mann, Candace Scholz

MOTION CARRIED by a 3-2 vote.

Mayor Boles moved item 25 up in the agenda.

25. Discussion, consideration, and possible action on amending Chapter 4, Article 4.06 Outside Sales & Storage
MOTION by Stuart Mann, **SECOND** by Demetra Conrad to approve the amendments to Chapter 4, Article 4.06 Outside Sales & Storage as presented. **MOTION CARRIED** by unanimous vote.
4. Discussion, consideration, and possible action on amending Chapter 14, Appendix A Schedule of Uses
MOTION by Demetra Conrad, **SECOND** by Stuart Mann to approve the amendments to Chapter 14, Appendix A Schedule of Uses. **MOTION CARRIED** by unanimous vote.

Mayor Boles adjourned out of Regular Session at 6:39 p.m.

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:

6. 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
7. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Personnel Matters
8. Section 551.072 *Deliberations Regarding Real Property- property located near the Somervell County Expo Center*
9. Section 551.071 Consultation with Attorney – to seek advice from its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter: Interlocal Agreements

Mayor Boles called the meeting into executive session at 6:44 p.m. and called the meeting back into regular session at 8:29 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

10. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Administrator
Mayor and Council are directed to address the personnel matters with the City Administrator.
11. Discussion, consideration, and possible action on matters discussed in Executive Session Section 551.074 Personnel Matters
Mayor and Council are directed to address the personnel matters.
12. Discussion, consideration, and possible action regarding items discussed in Executive Session - Section 551.072 *Deliberations Regarding Real Property- property located near the Somervell County Expo Center*
Staff directed to talk with Somervell County about the property located near the Somervell County Expo Center.
13. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements
Staff directed to talk with Somervell County about interlocal agreements

INDIVIDUAL ITEMS FOR CONSIDERATION

14. Discussion, consideration, and possible action on the appointment of City Secretary
MOTION by Candace Scholz, **SECOND** by Stuart Mann to approve the appointment of Veronica Welch as the City Secretary for the City of Glen Rose.
AYES: Candace Scholz, George Freas, Demetra Conrad, Stuart Mann
ABSTENTION: Richard Bruning
MOTION CARRIED by a 4-0 vote.
 15. Discussion, consideration, and possible action following joint City Council/P&Z/HPC/CVB workshop held 8/10/2024 – Planning and Zoning Commission
Pam Streeter stated that the overlay district on the agenda will address some of the issues on the priorities list.
MOTION by Demetra Conrad, **SECOND** by Richard Bruning to create a standing joint workshop meeting with P&Z, HPC and CVB board every January and July to meet with boards as a whole to set priorities for the coming months. **MOTION CARRIED** with a unanimous vote.
 16. Discussion, Consideration and possible action following joint City Council/P&Z/HPC/CVB workshop held 8/10/2024 – Historic Preservation Commission
Melinda Patrick talked about updates to Historic Preservation subsite on City webpage to better help with communication to owners of historical properties. Updates to ordinances for routine maintenance. Prepared packets for all tenants in the historic overlay. Will host an event to meet the Historic Preservation Commission to help property owners be aware of the information available to them.
NO action taken on this item.
- Mayor Boles moved item 19 up on the agenda.
19. Discussion, Consideration, and possible action on grants that may be available for use on the Lane Building
MOTION by Demetra Conrad, **SECOND** by Candace Scholz to direct the Historic Preservation Commission to work on gathering information on grants within 60 business days for the Lane Building.
MOTION CARRIED by a unanimous vote.
 17. Discussion, Consideration, and possible action following joint City Council/P&Z/HPC/CVB workshop held 8/10/2024 – CVB Advisory Board
Rita Smith, CVB Director, updated the Council on priorities for attracting visitors on weekends and weekdays.
NO action taken on this item.
 18. Discussion, Consideration, and possible action on After-Action Reviews expectations and tools following the joint City Council/P&Z/HPC/CVB workshop held 8/10/2024
MOTION by Demetra Conrad, **SECOND** by Stuart Mann to implement the use of After Action Review form one week after the last day of the event. **MOTION CARRIED** by unanimous vote.
 - 20.. Discussion, consideration, and possible action on amending the Organizational Chart for the City of Glen Rose
This item was tabled.
 21. Discussion, consideration, and possible action regarding the creation of a Right Turn only on N/E Mesquite St at Live Oak St

Police Chief Martin recommended a one-way on Mesquite Street at Live Oak Street to Hill Street. **MOTION** by Demetra Conrad, **SECOND** by Stuart Mann to make Mesquite Street a one-way down to Hill Street. **MOTION CARRIED** by a unanimous vote. Staff directed to enact a new ordinance and make a public announcement and to get signs posted to inform residents and drivers of the change.

22. Discussion, consideration, and possible action on amending Chapter 14, Article 14.01-1 Overlay District Enacting Clause
MOTION by Demetra Conrad, **SECOND** by Stuart Mann to approve amending Chapter 14, Article 14.01-1 Overlay District Enacting Clause as presented. **MOTION CARRIED** by a unanimous vote.
23. Discussion, consideration, and possible action on amending Chapter 14, Article 14.02-6 Downtown District Overlay
MOTION by Stuart Mann, **SECOND** by Candace Scholz to approve the amendments to Chapter 14, Article 14.02-6 Downtown District Overlay as presented.
AYES: Stuart Mann, George Freas, Candace Scholz, Richard Bruning
ABSTENTION: Demetra Conrad
MOTION CARRIED by a 4-0 vote.
24. Discussion, consideration, and possible action regarding amending Chapter 14.02.102 Specific Use Permits
MOTION by Stuart Mann, **SECOND** by Candace Scholz to approve the amendments to Chapter 14.02.102 Specific Use Permits as presented. **MOTION CARRIED** by unanimous vote.
26. Discussion, consideration and possible action on amending Chapter 4, Article 4.09 Mobile Food Vendor
MOTION by Demetra Conrad, **SECOND** by Stuart Mann to approve the amendments to Chapter 4, Article 4.09 Mobile Food Vendor as presented. **MOTION CARRIED** by a unanimous vote.
27. Discussion, consideration, and possible action on amending Ordinance 4.09.003 Mobile Food Vendors
MOTION by Demetra Conrad, **SECOND** by Richard Bruning to approve the amendments to Ordinance 4.09.003 Mobile Food Vendor as presented with a \$25 fee for the application. **MOTION CARRIED** by a unanimous vote.

Mayor Boles removed items 28 and 29 from the agenda.

28. Discussion, consideration, and possible action on amending ordinance 14.03.006
29. Discussion, consideration, and possible action on amending Ordinance Chapter 12.01 Traffic and Vehicles- General Provisions

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.)*

30. Consider approval or other action regarding the minutes of the November 21, 2024 Special City Council Meeting
31. Consider approval or other action regarding the accounts payable report for November 2024
32. Consider approval or other action regarding the financial report for November 2024
33. Consider approval or other action regarding Resolution 2024-10 to set the meeting dates for 2025 Regular City Council meetings

34. Consider approval or other action regarding street closures on the Downtown Square for December 14, 20, and 21th, 2024
MOTION by Richard Bruning, **SECOND** by George Freas to approve the consent agenda as presented.
MOTION CARRIED by a unanimous vote.

STAFF REPORTS

34. **Public Works Director Report for November 2024**
35. **Police Chief Report for November 2024**
36. **Building and Planning Department Report for November 2024**
37. **Code Enforcement and Animal Control Report for November 2024**
38. **Convention and Visitors Bureau Director Report for November 2024**
39. **City Administrator's Report for November 2024**
40. **City Secretary's Report for November 2024**

MAYOR AND COUNCIL MEMBER REPORTS

Mayor Pro Tem Conrad wanted to express her appreciation to Chip Joslin and Jeff Harris for their efforts toward the Bitcoin issue. Both have been involved in the issue at Wolf Hollow.

Mayor Boles reminded everyone that the trophy vote for the best decorated house for Christmas Town would be due by Friday and would be awarded by Saturday.

ADJOURN

Mayor adjourned the meeting at 10:17 p.m.

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 the is 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, 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 on the following date and time: Friday, December 6, 2024, by 05:00 PM and remained posted for at least two hours after said meeting was convened.



APPROVED:

Joe Boles
Joe Boles, Mayor

ATTEST:

Veronica Welch
Veronica Welch, City Secretary