

**MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS**

AUGUST 5, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 5th day of August 2025, the City Council of the City of Glenn Heights, Texas, met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Cornel Benford II	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Harry A. Garrett*	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

* Harry A. Garrett, Council Member, Place 2, arrived at 7:08 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jeff Kent	*	IT Support Specialist
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:02 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

Wanda Smith, address on file: discussed Community Waste Disposals (CWD) Hill Country Relied efforts.

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Back to School Bash, August 9, 2025, 8:00 A.M. - Noon, Glenn Heights City Center and Community Center, 1938 South Hampton Road, Glenn Heights, Texas
- Mayor's Town Hall Meeting, "Let's Taco Bout It", August 12, 2025, 6:30 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the May 27, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the June 3, 2025, City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve the Meeting Minutes of the June 17, 2025, City Council Meeting. (Brandi Brown, City Secretary)
4. Discussion and take action to approve Ordinance O-14-25, related to amending Chapter 2 ("Animal Control") of the Code of Ordinances to amend provisions defining and prohibiting animals at large, requiring all dogs to be microchipped, revising impoundment regulations, and establishing new penalties. (Second Reading) (Dr. Glynell Horn Jr., Chief of Police)

Council Member Stephanie Hale made a motion to approve Consent Agenda Items 1-4. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

AGENDA

1. Discussion and take action to approve Ordinance O-12-25, granting a change in Zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated at 928 East Bear Creek Road. (Second Reading)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation.

Mr. Pourazizian and Fred Kioni, developer with Rain Financial Services, answered Council's questions related to resident feedback with City staff and developers, lot locations, and current zoning.

Council Member Harry Garrett made a motion to approve Agenda Item 1 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

2. Discussion and take action to approve Resolution R-22-25, accepting and authorizing the City Manager to execute a Development Agreement with Rain Financial Inc. for cost participation in certain improvements to Jenkins Road.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation.

Mr. Pourazizian answered Council's questions related to the upcoming projects, project timelines, and funding.

Council Member Sherron Mosley made a motion to approve Agenda Item 2 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

3. Discussion and take action to approve Ordinance O-13-25, amending Section 13.12.002 of Chapter 13 ("Utilities") of the Code of Ordinances to adopt amendments to the Drainage Design Manual for the design and construction of drainage facilities. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation.

Mr. Pourazizian answered Council's questions related to Dallas County Standards.

Council Member Laymon Lightfoot made a motion to approve Agenda Item 3 as written. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

4. Discussion and take action to approve Charter Amendment Propositions to be placed on the November 2025 Ballot.

Brandi Brown, City Secretary, introduced this item and completed a presentation.

A. PROPOSITION A

Shall Section 2.01 of the Home Rule Charter be amended by extending the terms of office of the mayor and city council members from three (3) years to four years (4), extending the period of ineligibility of term-limited members from three (3) to four (4) years, and adding transitional language such that four-year terms of office will begin for the mayor and councilmembers elected in the November, 2026, election.

Council Member Laymon Lightfoot made a motion to place Proposition A on the November 2025 Ballot as written. Mayor Sonja A. Brown made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

B. PROPOSITION B

Shall Section 2.01 of the Home Rule Charter be amended to provide for compensation for the Mayor of \$1,000 monthly and for Councilmembers of \$500 monthly.

Ms. Brown, David Berman, City Attorney answered Council's questions related to Council compensation being tied to meeting attendance.

Council Member Harry A. Garrett made a motion to place Proposition B on the November 2025 Ballot as written. Council Member Sherron Mosley made the second.

After additional discussion, the above motion was abandoned.

Council Member Travis Bruton made a motion to approve Proposition B with an amendment that compensation for the Mayor of \$1,000 monthly and for Councilmembers of \$500 monthly be tied to meeting attendance. Council Member Stephanie Hale made the second. The motion failed with the following record vote:

VOTE 2 Ayes – Bruton and Hale

5 Nays – Brown, Benford, Mosley, Garrett, and Lightfoot

Council Member Sherron Mosley made a motion to place Proposition B on the November 2025 Ballot as written. Council Member Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Benford, Mosley, Garrett, and Lightfoot
2 Nays – Bruton and Hale

C. PROPOSITION C

Shall Section 2.03 of the Home Rule Charter be amended to disqualify candidacy for a seat on the City Council for persons who have previously been removed by the Council for misconduct.

Council Member Sherron Mosley made a motion to place Proposition C on the November 2025 Ballot as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Benford, Mosley, Garrett, and Lightfoot
2 Nays – Bruton and Hale

D. PROPOSITION D

Shall Section 2.11 of Article 2 of the Home Rule Charter be amended to repeal the requirement that all ordinances must be considered at two separate City Council meetings prior to adoption.

Council Member Sherron Mosley made a motion to place Proposition D on the November 2025 Ballot as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Mosley, Garrett, Bruton, Hale, and Lightfoot
1 Nays – Benford

E. PROPOSITION E

Shall Section 3.06 of Article 3 of the Home Rule Charter be amended to provide that elections for Mayor and Councilmembers be by plurality instead of majority voting, such that the candidate receiving more votes than any other candidate will be declared elected.

Council Member Sherron Mosley made a motion to place Proposition E on the November 2025 Ballot as written. Mayor Sonja A. Brown made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Mosley, Garrett, Bruton, Hale, and Lightfoot
1 Nays – Benford

F. PROPOSITION F

Shall Section 5.11 of the Home Rule Charter be amended to authorize the City Council to appoint a Council Liaison.

Ms. Brown answered Council's questions related to the role of Liaison.

Council Member Harry A. Garrett made a motion to place Proposition F on the November 2025 Ballot as written. Council Member Sherron Mosley made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Benford, Mosley, Garrett, and Lightfoot
2 Nays – Bruton and Hale

G. PROPOSITION G

Shall Section 13.06 of the Home Rule Charter be amended to provide that notices of claims against the City shall be filed within 45 days of the incident giving rise to the claim.

Council Member Sherron Mosley made a motion to place Proposition G on the November 2025 Ballot as written. Mayor Sonja A. Brown made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

5. Discussion and take action to approve Bond Propositions to be placed on the November 2025 Election Ballot.

Clifford Blackwell, City Manager, introduced this item and completed a presentation.

A. PROPOSITION A

Shall the City Council of the City of Glenn Heights, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$3,400,000 for permanent public improvements and public purposes, to-wit: constructing, improving, renovating, expanding and equipping the City's animal shelter and the acquisition of land and rights-of-way related thereto.

Mr. Blackwell answered Council's questions related to a possible location for an animal shelter.

Council Member Sherron Mosley made a motion to place Proposition A on the November 2025 Ballot as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

B. PROPOSITION B

Shall the City Council of the City of Glenn Heights, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$11,500,000 for

permanent public improvements and public purposes, to wit: acquiring, designing, constructing, improving, expanding, renovating and equipping parks and recreation facilities and acquiring any needed land and rights of way therefor.

Mr. Blackwell answered Council's questions related to a tax increase due to this item.

Council Member Harry A. Garrett made a motion to place Proposition B on the November 2025 Ballot as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

C. PROPOSITION C

Shall the City Council of the City of Glenn Heights, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$18,700,000 for permanent public improvements and public purposes, to wit: constructing, reconstructing, improving, repairing, extending, and enhancing streets, thoroughfares, alleys, sidewalks, bridges, intersections and other public ways, including traffic signalization and monitoring equipment, street lighting, noise abatements, necessary and related storm drainage facilities and improvements and acquiring of needed rights of way therefor.

Mr. Blackwell answered Council's questions related to a tax increase due to this item, terms, and rates.

Council Member Harry A. Garrett made a motion to place Proposition C on the November 2025 Ballot as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

6. Submit new Certified Tax Roll, No New Revenue Tax Rate, and Voter Approval Tax Rate to City Council.

Sherry Roberts, Finance Director, introduced this item.

7. Discuss and take action to approve \$0.563907 as the proposed ad valorem tax rate for the year 2025 (Fiscal Year 2025-2026). (Record Vote)

Sherry Roberts, Finance Director, introduced this item and confirmed that after final confirmation from Dallas and Ellis Counties, the correct tax rate is \$0.562795.

Council Member Harry A. Garrett made a motion to approve \$0.562795 as the proposed ad valorem tax rate for the year 2025 (Fiscal Year 2025-2026). Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

8. Announce the Public Hearing and anticipated adoption dates for the Proposed Fiscal Year 2025-2026 Budget and Proposed 2025 Property Tax Rate.
 - A. Proposed Fiscal Year 2025-2026 Budget: Public Hearing Date - September 2, 2025, and anticipated adoption date - September 9, 2025
 - B. Proposed 2025 Property Tax Rate: Public Hearing Date - September 2, 2025, and anticipated adoption date - September 9, 2025

Sherry Roberts, Finance Director, announced the above information.

9. Discussion regarding possible amendments to Article 3.20, Rental Registration Program.

Mayor Sonja A. Brown made a motion to table Agenda Item 9 to following Council Meeting. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

Mayor Pro Tem Cornel Benford II made a motion to convene into Executive Session. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

Mayor Sonja A. Brown announced that Council would convene into Executive Session at 8:18 P.M.

- A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
- B. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Hampton, Glenn Heights, Texas.
- C. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

Council Member Laymon Lightfoot made a motion to reconvene into Open Session. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

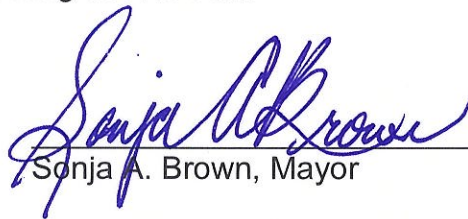
Mayor Sonja A. Brown announced that Council reconvened into Open Session at 8:48 P.M. and that no action would be taken as a result of Executive Session.

ADJOURNMENT

Council Member Laymon Lightfoot made a motion to adjourn. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Bruton, Garrett, Hale, and Lightfoot

Mayor Sonja A. Brown adjourned the meeting at 8:49 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 7th day of October 2025