

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

JULY 20, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 20th day of July 2021, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja A. Brown	*	Mayor Pro Tem
Emma Ipaye	*	Council Member
Travis Bruton*	*	Council Member
Alisha M. Brown	*	Council Member
Shaunte L. Allen	*	Council Member
Machanta Newson	*	Council Member

*Council Member Travis Bruton arrived at 7:06 P.M.

STAFF:

David Hall	*	City Manager
Michael Rogers	*	Deputy City Manager
Lucas Benson	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Marlon Goff	*	Planning and Development Director
Byron Hardy	*	IT Administrator
Miamauni Hines	*	Planner
Keith Moore	*	Fire Chief
Nery Pena	*	Financial Analyst
Jaynice Porter-Brathwaite	*	Human Resources Director

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:03 P.M., with a quorum of the City Council present.

INVOCATION

Bassam Isa, President of Dar Al-Arqam Masjid, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Harry A. Garrett, 1938 S Hampton Road, Glenn Heights, TX 75154: Thanked the community, fellow Council Members, and City Staff for the outpouring of prayers and messages of condolences he received due to the passing of his wife, Mrs. Tracie Y. Durant-Garrett.

STAFF INTRODUCTIONS

Jaynice Porter-Brathwaite, Human Resources Director, made the following introductions:

- Joshua Richmond, Firefighter/Paramedic
- Joshua Hayden, Police Officer
- Emily Hickman, Police Office

Lucas Benson, Interim Chief of Police, and David Hall, City Manager, made the following introduction:

- Clayton Shields, Deputy Chief of Police

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the June 1, 2021, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Resolution R-19-21, a Resolution of the City Council of the City of Glenn Heights, accepting a sanitary sewer easement from Meadow Springs Homeowners Association, Grantor, to the City of Glenn Heights for the installation, construction, operation, maintenance, replacement, repair, upgrade, relocation, and removal of a sanitary sewer line and all necessary or desirable structures, facilities and appurtenances necessary thereto; providing for the furnishing of a certified copy of this resolution for recording in the real property records of Dallas County, Texas, as a deed; and providing an effective date. (Miamouni Hines, Planner)
3. Discuss and take action to approve Resolution R-20-21, a Resolution of the City Council of the City of Glenn Heights, accepting a sanitary sewer easement from Bloomfield Homes, LP, Grantor, to the City of Glenn Heights, Texas, Grantee, for the installation, construction, operation, maintenance replacement, repair, upgrade, relocating, and removal of a sanitary sewer line and all necessary or desirable structures, facilities and appurtenances thereto; providing for the furnishing of a certified copy of this Resolution for recording in the real property records of Dallas County, Texas, as a deed; and providing an effective date. (Marlon Goff, Director of Planning and Development Services)

4. Discuss and take action to approve Resolution R-21-21, a Resolution of the City Council of the City of Glenn Heights, accepting a public utility easement from Jose Hernandez and Ana Hernandez, Collectively "Grantor", to the City of Glenn Heights, Texas, Grantee, for the installation, construction, operation, maintenance replacement, repair, upgrade, relocating, and removal of public utilities and all necessary or desirable structures, facilities and appurtenances thereto; providing for the furnishing of a certified copy of this Resolution for recording in the real property records of Dallas County, Texas, as a deed; and providing an effective date. (Marlon Goff, Director of Planning and Development Services)
5. Discuss and take action to approve Resolution R-22-21, a Resolution of the City Council of the City of Glenn Heights, approving, and authorizing and ratifying execution by the City Manager, of a development and right of entry agreement in substantially the form of that attached hereto as Exhibit "1", by and between Sostenes Sanchez and Elvira Sanchez, collectively "Owners", and the City of Glenn Heights, Texas whereby City will acquire the public utility easement described therein across the property described and depicted therein in exchange for the development by city on the property of a driveway approach as described therein; and provided an effective date. (Marlon Goff, Director of Planning and Development Services)

Miamauni Hines, City Planner, confirmed the City received no responses from the mailed notices from the Meadow Springs Homeowners Association for Council Member Shaunte L. Allen, regarding Consent Agenda Item 2.

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1-5. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

AGENDA

1. May 2021 Financial Report.

Nery Pena, Financial Analyst, completed a presentation regarding the City's revenues, expenditures, and fund balances through May 2021.

Mrs. Pena and David Hall, City Manager, answered Council's questions related overtime, Staff vacancies, fund days in reserve, losses due to concessions made to residents during the COVID-19 Pandemic, sales tax revenues and trends, and multi-year debt.

2. June 2021 Financial Report.

Nery Pena, Financial Analyst, completed a presentation regarding the City's revenues, expenditures, and fund balances through June 2021.

3. Discuss and take action on Ordinance O-06-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances of the City of Glenn Heights, Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article XVIII "Temporary Uses and Permits" at Section XVIII.1.2 "Asphalt or Concrete Batching Plant" by amending Subpart B thereof; providing a repealing clause, providing a severability clause, and providing an effective date. (SecondReading)

Miamauni Hines, City Planner, introduced this item and completed a presentation regarding temporary batching plants, including existing and proposed batching plant conditions, and the batching plant requirements of surrounding cities. She also provided information about batching plants previously approved by City Council and made a Staff recommendation.

Ms. Hines answered Council's questions related to the length of time a batch plant is typically operational in Glenn Heights.

Mayor Pro Tem Sonja A. Brown made a motion to approve Ordinance O-06-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances of the City of Glenn Heights, Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article XVIII "Temporary Uses and Permits" at Section XVIII.1.2 "Asphalt or Concrete Batching Plant" by amending Subpart B thereof; providing a repealing clause, providing a severability clause, and providing an effective date. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 5 Ayes – Garrett, S. Brown, Ipaye, Bruton, and Newson

2 Nays – A. Brown and Allen

4. Discuss and take action on Resolution R-18-21, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing an Emergency Street Reconstruction Services Agreement to Level One Paving, Inc., a Texas for-profit corporation, for portions of Godwin Avenue, Lillian Avenue, and Barton Avenue in an amount not to exceed two hundred fifty-five thousand (\$255,000.00) dollars; authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date.

Michael Rogers, Deputy City Manager, introduced this item and completed a presentation regarding emergency repairs in Morgan Heights, including prior and current roadway conditions, as well as what caused roadway failures.

Mr. Rogers, David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council's questions related to homeowner and community

feedback, durability of the repairs, the date of repair, and ratifying a contract for services/work that has already been performed due to an emergency.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-18-21, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing an Emergency Street Reconstruction Services Agreement to Level One Paving, Inc., a Texas for-profit corporation, for portions of Godwin Avenue, Lillian Avenue, and Barton Avenue in an amount not to exceed two hundred fifty-five thousand (\$255,000.00) dollars; authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

5. Discuss and take action to reopen the City of Glenn Heights Senior Center.

Council Member Emma Ipaye introduced this item and completed a presentation regarding the reopening of Senior Centers in surrounding cities. She also commended City Staff for their efforts in City programming.

David Hall, City Manager, answered Council's questions related to an anticipated Senior Center reopening date, Senior Center and City Center Staffing, acquiring volunteers, program development and reengagement of prior organizations, facility rental, and COVID-19 precautionary measures.

Mayor Pro Tem Sonja A. Brown made a motion to schedule the reopening of the Senior Center for October 4, 2021. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

6. Discuss and first reading of Ordinance O-08-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances by amending Appendix A thereof, titled "Fee Schedule" by adding a new Section A5.008, "Smart Water Meter Fees" to Article A5.000 "Utilities"; providing a severability clause; providing a savings clause; and providing for an effective date.

Michael Rogers, Deputy City Manager, introduced this item and completed a presentation regarding the Fee Schedule.

Mr. Rogers and David Hall, City Manager, answered Council's questions related to meter functions and sizes, who the fees are assessed against, if fees can/will change in the future, and who is responsible for meter installation.

7. Discuss and take action on Resolution R-24-21, a Resolution of the City Council of the City of Glenn Heights authorizing an Emergency Purchase Agreement to Global Pump Solutions, LLC, a Texas Limited Liability Company, for the purchase of water pumps in an amount not to exceed two hundred nine thousand nine hundred fifty-nine (\$209,959.00) dollars; authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date.

Michael Rogers, Deputy City Manager, introduced this item and completed a presentation regarding the City's current water distribution system and discussed damages incurred during the 2021 Winter Storm Disaster.

Mr. Rogers and David Hall, City Manager, answered Council's questions related to current water pump station issues and how many pumps the City has, how this action would assist new developments, and what fund would pay for this improvement, and addressed days in reserve concerns.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-24-21, a Resolution of the City Council of the City of Glenn Heights authorizing an Emergency Purchase Agreement to Global Pump Solutions, LLC, a Texas Limited Liability Company, for the purchase of water pumps in an amount not to exceed two hundred nine thousand nine hundred fifty-nine (\$209,959.00) dollars; authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

8. Discuss and take action on Resolution R-25-21, a Resolution of the City Council of the City of Glenn Heights authorizing an Emergency Purchase Agreement to Dedicated Controls, LLC, a Texas Limited Liability Company, for the purchase of a Scada System to monitor, collect data and provide notification of water pump levels and pump malfunctions in an amount not to exceed seventy nine thousand three hundred six dollars and twenty-nine cents (\$79,306.29); authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date.

Michael Rogers, Deputy City Manager, introduced this item and completed a presentation regarding how a SCADA System is used to monitor and control water pumps, and the real-time notifications it can provide.

Mr. Rogers and David Hall, City Manager, answered Council's questions related to this system versus what methods the City is currently using for similar functions and what fund would pay for this improvement.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-25-21, a Resolution of the City Council of the City of Glenn Heights authorizing an Emergency Purchase Agreement to Dedicated Controls, LLC, a Texas Limited Liability Company, for the purchase of a Scada System to monitor, collect data and provide notification of water pump levels and pump malfunctions in an amount not to exceed seventy nine thousand three hundred six dollars and twenty-nine cents (\$79,306.29); authorizing and ratifying the City Manager's execution of said agreement and any and all necessary documents; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

9. Provide an update on potential federal funds for future Capital Projects.

David Hall, City Manager, introduced this item and completed a presentation regarding Community Project Funding requests through Congresswoman Eddie Bernice Johnson's Office and potential federal funds from the American Rescue Plan Act of 2021.

Mr. Hall answered Council's questions related to anticipated approval dates.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.
 - B. pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at approximately 2500 SHampton Road, Glenn Heights, Texas.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.
 - B. pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at approximately 2500 SHampton Road, Glenn Heights, Texas.

Council Member Travis Bruton made a motion to convene into Executive Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett convened into Executive Session at 8:41 P.M.

Council Member Travis Bruton made a motion to reconvene into Open Session. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett reconvened into Open Session at 9:59 P.M.

Council Member Travis Bruton made a motion to extend the Council Meeting to 10:30 P.M. Mayor Pro Tem Sonja A. Brown made the second.

Mayor Harry A. Garrett announced the Council Meeting would be extended to 10:30 P.M.

Council Member Travis Bruton made a motion to reconvene into Executive Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett reconvened into Executive Session at 10:00 P.M.

Council Member Travis Bruton made a motion to reconvene into Open Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett reconvened into Open Session at 10:12 P.M.

Mayor Harry A. Garrett announced no action had been taken regarding Executive Session Item B.

Mayor Pro Tem Sonja A. Brown made a motion to authorize Victoria Thomas, City Attorney, to prepare and have executed a contract for the City Manager, as discussed during the Executive Session. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

ADJOURNMENT

Mayor Pro Tem Sonja A. Brown made a motion to adjourn. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 10:13 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 3rd day of August 2021

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-08-21

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX A THEREOF, TITLED "FEE SCHEDULE" BY ADDING A NEW SECTION A5.008, "SMART WATER METER FEES" TO ARTICLE A5.000 "UTILITIES"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the fees and charges for services offered by the City of Glenn Heights are consolidated in the "Fee Schedule", Appendix A to the City of Glenn Heights Code of Ordinances ; and

WHEREAS, the City administration has recommended the addition of a smart water meter fee to cover the costs associated with use of the previously approved smart/radio-read water meters; and

WHEREAS, the City Council has determined that the addition of a smart water meter fee to the Fee Schedule is in the best interest of the citizens of the City of Glenn Heights and serves the general welfare and should be approved;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. That the City of Glenn Heights Code of Ordinances is amended by amending Appendix A titled "Fee Schedule" by adding a new Section A5.008 "Smart Water Meter Fees" to Article A5.000, "Utilities" to read as follows:

"APPENDIX A FEE SCHEDULE

...

ARTICLE A5.000 UTILITIES

...

Section A5.008 Smart Water Meter Fees

The smart water meter fee shall be based upon the size and type of the smart water meter as follows:

Size	Type	Price
3/4" X 5/8"	ALD	\$363.00
3/4" X 5/8"	AMI	\$264.00
1" X 1"	ALD	\$489.50
1 1/2" X 1 1/2"	AMI	\$737.00
2" X 2"	ALD	\$1,072.50
3" X 3"	AMI	\$2,420.00
4" X 4"	AMI	\$3,520

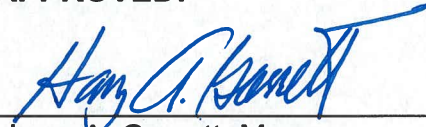
SECTION 2. All provisions of the ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and that all other provisions of the ordinances of the city not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4 This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE 3RD DAY OF AUGUST 2021.

APPROVED:


 Harry A. Garrett, Mayor

ATTEST:


 Brandi Brown, City Secretary

APPROVED AS TO FORM:


 Victoria W. Thomas, City Attorney
 (071321vwtTM123522)