

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

SEPTEMBER 14, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 14th day of September 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, Place 1
Emma Ipaye	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Shaunte L. Allen	*	Council Member, Place 5

STAFF:

David Hall	*	City Manager
Michael Rogers	*	Deputy City Manager
Brandi Brown	*	City Secretary
Marlon Goff	*	Planning and Development Director
Keith Moore	*	Fire Chief
Nery Pena	*	Financial Analyst
Jaynice Porter-Brathwaite	*	Human Resources Director
Clayton Shields	*	Interim Chief of Police

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 7:06 P.M., with a quorum of the City Council present.

INVOCATION

Clayton Shields, Interim Chief of Police, delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations:

- National Hispanic Heritage Month, September 15, 2021 – October 15, 2021
- Constitution Week, September 17-23, 2021
- Fire Prevention Week, October 3-9, 2021

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the August 31, 2021, Special Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Resolution R-41-21, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to City Council Agenda - September 14, 2021 be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached Exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached Exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's legal counsel. (Phillip Conner, Finance Director)

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Items 1-2. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

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

AGENDA

1. Discuss and take action on Ordinance O-10-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for Fiscal Year beginning October 1, 2021 and ending September 30, 2022; providing that expenditures for said Fiscal Year shall be made in accordance with said Budget; appropriating and setting aside the necessary funds out of the general and other revenues for said Fiscal Year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a

repealing clause; providing a severability clause; and providing an effective date. (Second Reading) (Record Vote)

David Hall, City Manager, introduced this item and provided a brief overview of the Proposed Fiscal Year 2021-2022 Budget, including the City's Revenues and Expenditures, proposed personnel changes, the City's Capital/Infrastructure Improvement Projects, and other impactful financial topics.

Mayor Pro Tem Sonja A. Brown made a motion to approve Ordinance O-10-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for Fiscal Year beginning October 1, 2021 and ending September 30, 2022; providing that expenditures for said Fiscal Year shall be made in accordance with said Budget; appropriating and setting aside the necessary funds out of the general and other revenues for said Fiscal Year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

Harry A. Garrett, Mayor	Aye
Sonja A. Brown, Mayor Pro Tem, Place 1	Aye
Emma Ipaye, Council Member, Place 2	Aye
Travis Bruton, Council Member, Place 3	Aye
Alisha M. Brown, Council Member, Place 4	Absent
Shaunte L. Allen, Council Member, Place 5	Aye
Machanta Newson, Council Member, Place 6	Absent

2. Discuss and take action on Resolution R-23-21, a Resolution of the City Council of the City Of Glenn Heights, Texas, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2021-2022 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. (Record Vote) (Phillip Conner, Finance Director)

David Hall, City Manager, introduced this item and explained that the Fiscal Year 2021-2022 Budget will raise \$1,185,062 more in property tax revenue than was raised in Fiscal Year 2020-2021, therefore, the Texas Local Government Code section 102.007(c) requires the Council to take a separate vote to ratify the increase in property tax revenue.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-23-21, a Resolution of the City Council of the City Of Glenn Heights, Texas, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2021-2022 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

Harry A. Garrett, Mayor	Aye
Sonja A. Brown, Mayor Pro Tem, Place 1	Aye
Emma Ipaye, Council Member, Place 2	Aye
Travis Bruton, Council Member, Place 3	Aye
Alisha M. Brown, Council Member, Place 4	Absent
Shaunte L. Allen, Council Member, Place 5	Nay
Machanta Newson, Council Member, Place 6	Absent

3. Discuss and take action on Ordinance O-11-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting and levying ad valorem taxes for the year 2021 (Fiscal Year 2021 - 2022) at a rate of \$0.769146 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights as of January 1, 2021, to provide revenue for the payment of current expenses; providing for an interest and sinking fund for all outstanding debt of the City of Glenn Heights; providing for due and delinquent dates together with penalties and interest; approving the estimated 2021 tax roll certified by the Chief Appraisers for Dallas and Ellis Counties as allowed by law; providing a severability clause; providing a repealing clause; and providing an effective date. (Second Reading) (Record Vote)

David Hall, City Manager, introduced this item.

Mayor Pro Tem Sonja A. Brown moved that the property tax rate be increased by the adoption of a tax rate of 0.769146, which is effectively a 4.25 percent increase in the tax rate, and for adoption of Ordinance O-11-21. Council Member Travis Bruton made the second. The motion carried with the following record vote:

Harry A. Garrett, Mayor	Aye
Sonja A. Brown, Mayor Pro Tem, Place 1	Aye
Emma Ipaye, Council Member, Place 2	Aye
Travis Bruton, Council Member, Place 3	Aye
Alisha M. Brown, Council Member, Place 4	Absent
Shaunte L. Allen, Council Member, Place 5	Aye
Machanta Newson, Council Member, Place 6	Absent

4. Discuss and take action on Ordinance O-12-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Annual Budget for the City of Glenn Heights, Texas for the Fiscal Year beginning October 1, 2020 City Council Agenda - September 14, 2021 and ending September 30, 2021. (Second Reading)

David Hall, City Manager, introduced this item and explained that throughout the fiscal year, a number of appropriations that impacted the City of Glenn Heights Fiscal Year 20-21 Approved Budget have been authorized. After reviewing the

data, an amendment to facilitate the appropriations previously approved during the year is being requested.

Mayor Pro Tem Sonja A. Brown made a motion to approve Ordinance O-12-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Annual Budget for the City of Glenn Heights, Texas for the Fiscal Year beginning October 1, 2020 City Council Agenda - September 14, 2021 and ending September 30, 2021. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

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

5. July 2021 Financial Report.

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

6. Discuss and take action to approve Resolution R-42-21, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute an exclusive option to ground lease agreement between the City of Glenn Heights and Palladium USA International, Inc., a Delaware For-Profit Corporation, granting, in consideration of the payment of an option fee of five hundred (\$500.00) dollars, an exclusive right during a defined option period to exercise an option to enter into a ground lease of an approximately fifty-three (53.5+/-) acre tract of land generally located east of South Hampton Road between Craddock Drive and north of Lot 1, Block 1 of Palladium Addition in Glenn Heights, Texas; and provide an effective date.

Marlon Goff, Director of Planning & Development Services, introduced this item and completed a presentation regarding the site location and the specifics of the exclusive option to ground lease.

Mr. Goff, David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council's questions related to the site location, if the project would be for affordable housing, additional options to lease, and Palladium's development timeline.

Mr. Goff also introduced Avis Chaisson, Director – Real Estate Development, Palladium USA.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-42-21, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute an exclusive option to ground lease agreement between the City of Glenn Heights and Palladium USA International, Inc., a Delaware For-Profit Corporation, granting, in consideration of the payment of an option fee off five hundred (\$500.00) dollars, an exclusive right during a defined option period to exercise

an option to enter into a ground lease of an approximately fifty-three (53.5+/-) acre tract of land generally located east of South Hampton Road between Craddock Drive and north of Lot 1, Block 1 of Palladium Addition in Glenn Heights, Texas; and provide an effective date. Council Member Travis Bruton made the second. The motion carried with the following vote:

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

ADJOURNMENT

Council Member Travis Bruton made a motion to adjourn. Council Member Emma Ipaye made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett adjourned the meeting at 7:54 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 12th day of October 2021