

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

NOVEMBER 9, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 9th day of November 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
Machanta Newson	*	Council Member, Place 6

STAFF:

David Hall	*	City Manager
Michael Rogers	*	Deputy City Manager
Brandi Brown	*	City Secretary
Phillip Conner	*	Finance Director
Marlon Goff	*	Director of Planning & Development Services
Miamauni Hines	*	City Planner
Chris Patterson	*	Public Works Superintendent
Nery Pena	*	Financial Analyst
Jaynice Porter-Brathwaite	*	Human Resources Director
Clayton Shields	*	Deputy 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 7:02 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Emma Ipaye 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.

PROCLAMATION

Mayor Harry A. Garrett read the following Proclamation:

- Veterans Day - November 11, 2021

STAFF INTRODUCTIONS

David Hall, City Manager, introduced the following new employees:

- Gladys Burns, Community Engagement Coordinator
- Joseph Schepps, Firefighter/Paramedic
- Jalen Quinnie, Communications Officer

Mr. Hall also used this time to remind the community, City Council, and Staff of the upcoming birthday of Brian Lockley, the previous Deputy City Manager. He requested that we continue to keep his family in our thoughts.

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the October 19, 2021, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Resolution R-47-21, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Texas Term Sheet and its Intrastate Allocation Schedule Regarding the Global Opioid Settlement; and providing an effective date. (Victoria Thomas, City Attorney)
3. Discuss and take action to approve Resolution R-52-21, a Resolution of the City Council of the City of Glenn Heights, Texas, granting a variable width easement and Right of Way to Oncor Electric Delivery Company, LLC, for the purpose of location, construction, reconstruction and maintenance of electric utilities; providing for a severability clause; and providing an effective date. (Marlon Goff, Director of Planning & Development Services)
4. Discuss and take action to approve Resolution R-56-21, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Utility Easement from Jose Hernandez and Ana Hernandez, for the installation, construction, reconstruction, operation, maintenance, replacement, repair, upgrade, relocating and removal of public utilities and all necessary structures, facilities and appurtenances thereto; providing for the recording of said easement along with a certified copy of this resolution in the real property records of Dallas County, Texas as a deed; and providing an effective date. (Marlon Goff, Director of Planning & Development Services)
5. Discuss and take action to approve Resolution R-57-21, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Utility Easement

from Sostenes Sanchez and Elvira Sanchez, for the installation, construction, reconstruction, operation, maintenance, replacement, repair, upgrade, relocating and removal of public utilities and all necessary structures, facilities and appurtenances thereto; providing for the recording of said easement along with a certified copy of this resolution in the real property records of Dallas County, Texas as a deed; and providing an effective date. (Marlon Goff, Director of Planning & Development Services)

6. Discuss and take action to approve a Preliminary Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail. The applicant proposed to subdivide this tract into three lots. (Miamuani Hines, City Planner)

Council Member Shaunte L. Allen requested to remove Consent Agenda Item 6 for discussion.

Council Member Travis Bruton requested to remove Consent Agenda Item 2 for discussion.

2. Discuss and take action to approve Resolution R-47-21, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Texas Term Sheet and its Intrastate Allocation Schedule Regarding the Global Opioid Settlement; and providing an effective date.

Victoria Thomas, City Attorney, answered Council Member Bruton's questions related to Glenn Heights' representation for the Global Opioid Settlement, who controls the allotted funds, and how they may be used.

6. Discuss and take action to approve a Preliminary Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail. The applicant proposed to subdivide this tract into three lots.

Miamuani Hines, City Planner, confirmed this item is regarding the 7-11 project for Council Member Allen. Ryan Dubbels, Development Coordinator for Vaquero Ventures, 2900 Wingate St., Ste. 200, Fort Worth, TX, 76107, answered Council Member Allen's questions related to land development and why the tract was being divided.

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1-6. Council Member Machanta Newson made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

AGENDA

1. Discuss and take action on Ordinance O-13-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended, by changing the zoning classification from "R", Retail, to "R-SUP", Retail with a Specific Use Permit for Retail Stores, General and permitting the sale of consumables thereon for an approximately 1.249-acre tract of land described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas, located at 1710 South Hampton Road and being more particularly described and depicted in Exhibit "A" attached hereto; providing a repealing clause; providing a severability clause; and providing for an effective date. (Second Reading)

Miamauni Hines, City Planner, introduced this item and completed a presentation regarding the SUP Request; proposed use, site plan, and elevations; site maneuverability; and tractor trailer damage at the existing Family Dollar location. Ms. Hines also provided a Staff Recommendation.

Applicant Samuel Harle, FD Development of Glenn Heights, completed a presentation regarding the SUP Request and addressed Council's concerns related to tractor trailer damage.

Mr. Harle and Fran Blanchard, Director of Real Estate Development, Triple C Development Inc., answered Council's questions related to paving entrances, target audiences and area demographics, rationale as to why a Dollar Tree would be placed next to a Family Dollar, and a recently published article regarding targeted audiences.

Council Member Machanta Newson made a motion to deny Ordinance O-13-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended, by changing the zoning classification from "R", Retail, to "R-SUP", Retail with a Specific Use Permit for Retail Stores, General and permitting the sale of consumables thereon for an approximately 1.249-acre tract of land described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas, located at 1710 South Hampton Road and being more particularly described and depicted in Exhibit "A" attached hereto; providing a repealing clause; providing a severability clause; and providing for an effective date. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

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

2. September 2021 Finance Report.

Phillip Conner, Finance Director, completed a presentation regarding the City's revenues, expenditures, and fund balances through September 2021.

Mr. Conner and David Hall, City Manager, answered Council's questions related to days in reserve, budget amounts versus projected revenues/expenses, outstanding expenses, audit information, the School Resource Officer and hours worked, and overtime.

3. Discuss and first reading of Ordinance O-15-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances by amending Appendix A "Fee Schedule", Article A5.000 "Utilities" by amending Section A5.001 "Water Rates and Charges"; providing a severability clause; providing a savings clause; and providing for an effective date.

David Hall, City Manager, introduced this item and completed a presentation regarding the proposed revised billing tiers, including a brief background of utility billing, issues with the October 2021 Utility Bills, the impact of October Utility Billing, steps taken to resolve issues, next steps, and the revised billing tiers.

Mr. Hall answered Council's questions related to usage rate, billing dates/cycles, errors, customer service response times, staffing in Utility Billing, Smart Meter warranty, the number of Smart Meters installed, data available to residents, App availability, who is responsible for leaks, sewer charges, rainwater infiltration, and a water rate study.

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.

Council Member Travis Bruton made a motion to convene into Executive Session. Mayor Pro Tem Sonja A. Brown made the second.

Executive Session convened at 8:42 P.M.

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

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

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

Open Session reconvened at 9:02 P.M.

Mayor Harry A. Garrett announced no action had been taken during Executive Session.

ADJOURNMENT

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

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 9:02 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 7th day of December 2021