

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

AUGUST 18, 2026

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 18th day of August 2026, the City of Glenn Heights City Council held a Meeting 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
Travis Bruton	*	Mayor Pro Tem
Shaunte Allen	*	Council Member, Place 2
Tramayne Hobbs	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Nelda Washington	*	Council Member, Place 6

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Farrah Allen	*	Municipal Court Administrator
Sir Fabian Freeman	*	Interim Director of Human Resources
Dr. Glynell Horn	*	Chief of Police
Clifford Kincade	*	IT Support Specialist
Bester Munyaradzi	*	Director of Planning and Development Services
Sherry Roberts	*	Director of Finance
Nicholas Williams	*	Fire Chief

CONSULTANT:

Kellie McKee	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:01 P.M.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

CITY OF GLENN HEIGHTS VISION AND MISSION STATEMENT

Mayor Sonja A. Brown read the City's Vision and Mission Statements.

PRESENTATION

- Council Member Nelda Washington presented a check to the St. Vincent de Paul Resource Center in recognition of its continued support and service to the 7-Corridor community, acknowledging the organization's dedication to assisting local residents and addressing community needs.

Luis Gonzalez, Chief Executive Officer, and Dr. Lisa Hill, Director, were present to accept the contribution. They also shared thanked Council Member Washington, and provided information about their organization's resources and initiatives.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- Labor Day, September 7, 2026
- National Payroll Week, September 7-11, 2026

PUBLIC COMMENTS

There were no Public Comments.

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the August 4, 2026, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the August 8, 2026, City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve Resolution R-31-26, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 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 be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; 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. (Clifford Blackwell, City Manager)

Council Member Shaunte Allen made a motion to approve Consent Agenda Items 1-3 as written. Mayor Pro Tem Travis Bruton made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Bruton, Allen, Hobbs, Lightfoot, and Washington

AGENDA

1. Presentation and discussion regarding electric utility service reliability, outage

tracking practices, infrastructure capacity, and mitigation efforts by Oncor Electric Delivery and HILCO Electric Cooperative.

Council Member Nelda Washington introduced this item, read a statement from a HILCO Electric Cooperative Representative, and completed a presentation. Council Member Washington then introduced Kenneth Govan, Area Manager, Oncor Electric Delivery, who completed a presentation regarding this matter.

Mayor and Council thanked Mr. Govan for being present and making himself available to answer questions. Council members provided feedback and raised several questions for future follow-up, particularly regarding rolling blackouts, including whether residents were notified in advance and whether any compensation was provided.

Mr. Govan responded to Council's questions regarding the process for requesting and installing additional streetlights, opportunities to communicate outage information to residents, and if Oncor has a process for sharing information with the community about data centers.

2. Discussion and take action to approve Aura Glenn Heights (UHL Crossing) Site Plan, Landscape Plan, and Elevation Plans submitted by Trinsic Acquisition Company, LLC, on behalf of Buster William R. Etal, for approximately 13.941 acres of land. The property is generally located on the north side of Ovilla Road and the west side of South UHL Road, within the M. McDermott Survey, Abstract No. 743, in the City of Glenn Heights, Ellis County, Texas.

Bester Munyaradzi Director of Planning and Development Services. introduced this item and completed a presentation.

Mrs. Munyaradzi answered Council's questions regarding the dates of the Site Plan Package revisions and clarified which project-related items had previously been approved and when those approvals were granted.

Mayor Sonja A. Brown announced that pursuant to Section 551.071 of the Texas Government Code, the City Council was convening into Executive Session to consult with its attorney to receive legal advice regarding Agenda Item 2 at 8:05 P.M.

Mayor Sonja A. Brown announced that City Council reconvened into Open Session, the time was 8:16 P.M. She stated that no action was taken during Executive Session. Mayor Brown then confirmed prior Council actions regarding the development and then further stated that, although concerns and opposition to the development had been expressed, the developer met the requirements and standards established by the Code of Ordinances; therefore, the development could not be denied on that basis.

Mayor Sonja A. Brown made a motion to approve Agenda Item 2 as written. Council Member Tramayne Hobbs made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hobbs, Lightfoot, and Washington
1 Nay – Allen

3. Discussion regarding insurance renewal recommendations for Employees' Group Medical/Prescription, Life/Disability, Dental, Vision, and Accident/Critical Illness Insurance, and a Flexible Spending Account.

Sir Fabian Freeman, Interim Human Resources Director, introduced this item and Lance Pendley, Senior Vice President, McGriff, a Marsh & McLennan Agency LLC, who completed a brief presentation regarding this matter. Mr. Freeman completed a brief presentation as well.

Mr. Freeman and Mr. Pendley answered Council's questions regarding employee contributions, the factors contributing to rising healthcare costs, and the possibility of implementing a wellness or incentive program to encourage employee participation in healthy lifestyle activities. They confirmed that there would be no increase in employee medical premiums and noted that both Health Savings Account (HSA) and Flexible Spending Account (FSA) options are available.

They also confirmed that the rates presented were recommended by Staff and reflected Staff's input. Additionally, they addressed Council's questions regarding whether other plan options had been reviewed and considered.

4. Discussion and take action regarding a comprehensive review of the city's Zoning Ordinance, including the Special Use Permit (SUP) provisions, to evaluate whether amendments are appropriate to further the City's land use, development, compatibility, and long-term planning objectives and provide policy direction.

Mayor Pro Tem Travis Bruton introduced this item and requested that this item be tabled to a future meeting.

5. Discussion and take action to approve Ordinance O-09-26, an Ordinance amending Article IV., Division 5, Section 2-338 of the Glenn Heights Code of Ordinances to rename the "Youth Advisory Committee" to the "Youth Leadership Council".

Mayor Pro Tem Travis Bruton introduced this item and answered Council's questions regarding whether any printed materials had been produced bearing the Youth Advisory Committee name.

Council Member Laymon Lightfoot made a motion to approve Agenda Item 5 as written. Council Member Shaunte Allen made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Bruton, Allen, Hobbs, Lightfoot, and Washington

6. Discussion and take action appointing a Council Member to serve as an alternate on the City of Glenn Heights Investment Committee.

Sherry Roberts, Finance Director, introduced this item and completed a presentation.

Council Member Tramayne Hobbs nominated Council Member Laymon Lightfoot to serve as an alternate on the City of Glenn Heights Investment Committee. Council Member Lightfoot accepted the nomination.

Mayor Sonja A. Brown made a motion to appoint Council Member Laymon Lightfoot to

serve as an alternate on the City of Glenn Heights Investment Committee. approve Agenda Item 5 as written. Council Member Shaunte Allen made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Bruton, Allen, Hobbs, Lightfoot, and Washington

7. Acknowledge receipt of the July 2026 Financial Reports.

Sherry Roberts, Finance Director, introduced this item and delivered a presentation. Mrs. Roberts and Clifford Blackwell, City Manager, answered Council's questions regarding the Water and Sewer Funds and explained that the proposed budget incorporates actual revenues and expenditures through July 2026.

EXECUTIVE SESSION

- A. The City Council shall convene into Executive Session:

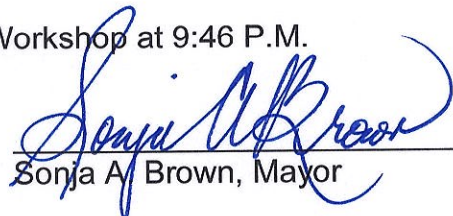
- A. pursuant to the Texas Government Code, Section 551.071, Consultation with City Attorney; and Section 551.072, Real Property; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.
- B. pursuant to the Texas Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, employment agreement, reassignment, duties, discipline, or dismissal, of a public officer or employee: City Manager.
- C. pursuant to Section 551.087 of the Texas Government Code (Economic Development Negotiations), to discuss and deliberate commercial or financial information received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body, and with which the governmental body is conducting economic development negotiations, specifically relating to proposed amendments to a Chapter [380 / 381] Economic Development Agreement with AMF Mission Critical, LLC .

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:52 P.M.

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 9:46 P.M. and that no action was taken in Executive Session.

ADJOURNMENT

Mayor Sonja A. Brown adjourned the Budget Workshop at 9:46 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 1st day of September 2026