

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

APRIL 6, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 6th day of April 2021, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting via telephone and video conference 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

STAFF:

David Hall	*	City Manager
Michael Rogers	*	Deputy City Manager
Lucas Benson	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Phillip Conner	*	Finance Director
Marlon Goff	*	Planning and Development Director
Byron Hardy	*	IT Administrator
Miamauni Hines	*	Planner
Lauren Lewis	*	Community Engagement Administrator
Keith Moore	*	Fire Chief
Jaynice Porter-Brathwaite	*	Human Resources Director

CONSULTANT:

Victoria Thomas * City Attorney's Office

CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:11 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Sonja A. Brown 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 made.

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamation:

- National Crime Victims' Rights Week, April 18-24, 2021

STAFF INTRODUCTIONS

Jaynice Porter-Brathwaite, Human Resources Director, introduced the following Staff:

- Dia Gipson, Social Services Coordinator
- Kelvin Smith, Groundskeeper
- Alizah Mendoza, Driver (Part-Time)
- Richard Alaniz, Utility Worker III
- Matthew R. Vick, Utility Worker III

CONSENT AGENDA

Council Member Shaunte L. Allen requested to remove Consent Agenda Item 3 for discussion.

1. Discuss and take action to approve the City Council Meeting Minutes of the March 16, 2021, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Ordinance O-01-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance and Zoning Map, as previously amended, by granting a Specific Use Permit with special conditions authorizing 133 West Ovilla Road, Glenn Heights, Texas, being a portion of an approximately 2.158 acres parcel of land known as 119 West Ovilla Road and being Lot 2, Block 1 of Glenn Heights Plaza, Glenn Heights, Ellis County, Texas, more particularly described and depicted in Exhibit "A" attached hereto, currently zoned Retail (R), to be used for a drugstore, pharmacy; providing a repealing clause; providing a conflicts clause; providing a severability clause; and providing an effective date. (Second Reading) (Miamauni Hines, Planner)
4. Discuss and take action to approve a Preliminary Plat by JDJR Engineering and Consultants on behalf of Bear Creek Elegance, LLC for Bear Creek Elegance. The 39.784-acre tract is situated in the Elias R Parks Survey, Abstract No. 1131, Glenn Heights, Dallas County, Texas. The subject property is zoned Planned Development-25 for Single Family-3. The applicant proposes to subdivide this tract into 70 single-family residential lots and 5 lots to be owned and maintained

by the Bear Creek Elegance Homeowners Association. (Miamauni Hines, Planner)

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Items 1, 2, and 4. Council Member Machanta Newson made the second. The motion carried with the following vote:

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

3. Discuss and take action to approve Ordinance O-03-21, 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 granting a change in zoning for a 20.702-acre property commonly known as 1215 East Bear Creek Road, Glenn Heights, Texas and being a 20.702-acre parcel situated in the James Porter Survey, Abstract No. 1129, Glenn Heights, Dallas County, Texas more particularly described and depicted in Exhibit "A" attached hereto (the "Property"), from Single Family Residential-1 (SF-1) to Planned Development-26, Commercial and Multifamily ("PD-26/C & MF") to allow for the development of a mixed use development containing up to 18 multifamily units per acre, mixed commercial, and open space facilities; providing for the approval of and required development in accordance with the development regulations attached hereto as Exhibit "B", providing for the approval of the concept plan and park plan attached hereto as Exhibit "C"; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date. (Second Reading)

Miamauni Hines, Planner, introduced this item. Ms. Hines and Brett Hess, Property Broker, Hi View Real Estate, answered Council's questions related to commercial spaces available, commercial spaces relative to residential spaces, and the placement of unit types.

Mayor Pro Tem Sonja A. Brown made a motion to confirm Consent Agenda Item 3. 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

AGENDA

1. Discuss and take action to establish a Winter Storm Relief Program granting relief on permit fees and/or water utility bills for water/wastewater usage.

Mayor Pro Tem Sonja A. Brown introduced this item. David Hall, City Manager, completed a presentation regarding a proposed credit method, waiving permit fees, and previous City Council actions. Mayor Harry A. Garrett provided his thoughts regarding the proposed program. Mr. Hall answered Council's questions

related to how credits would be processed, which utility bill the credit would be applied to, and if due dates would be adjusted. Mr. Hall and Victoria Thomas, City Attorney, clarified that the relief for permit fees would be excluded.

Mayor Pro Tem Sonja A. Brown made a motion to establish a Winter Storm Relief Program, as discussed and reflected in the minutes, granting relief on water utility bills for water/wastewater usage. Council Member Machanta Newson made the second. The motion carried with the following vote:

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

2. Discuss and take action on Resolution R-11-21, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the establishment, funding, and implementation of the Winter Storm 2021 Home Repair Incentive Program, to be funded in the total amount of \$500,000.00, for the purpose of providing a one-time grant up to a maximum grant amount of \$500 to owners of homes located in the City of Glenn Heights that suffered water damage due to Winter Storm 2021, said program to be managed by the City's Office of Community Engagement; and providing an effective date.

Council Member Shaunte L. Allen introduced this item and completed a presentation regarding the program descriptions, eligible participants, program administration, and eligibility requirements. City Council Members provided feedback, and Councilwoman Allen, David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council's questions related to program qualifications, the grant amount, if residents could qualify for this program as well as the Winter Storm Relief Program, how documents and home ownership would be verified, eligibility and application acceptance dates, how other Glenn Heights programs were administered, if the total grant amount of the program could be amended, and the dates of the winter storm.

Councilwoman Allen, Mayor Pro Tem Sonja A. Brown, and Mayor Harry A. Garrett discussed City goals and objectives, if there was a need for the program, the possibility of modifying some aspects of the program, Staff availability to administer the program, other storm relief remedies provided by the City, how documents submitted by residents would be verified, the possibility of fraud, how this program compares to similar programs in nearby cities, if the dates related to the program should be amended, and if placing income limits on the program had been considered.

At the request of Council, Mr. Hall provided information regarding the Love Your Block Program, including how the program was administered, qualifications and eligibility requirements, and whether any grants had paid out; budgetary impacts of the Winter Storm 2021 Home Repair Incentive Program; and how the program would be administered.

Council Member Alisha M. Brown made a motion to table Agenda Item 2 to the second Regular scheduled City Council Meeting. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

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

3. February 2021 Financial Report.

Phillip Conner, Finance Director, completed a presentation regarding the City's revenues, expenditures, and fund balances through February 2021. David Hall, City Manager, answered Council's questions related to the overtime report.

4. Discuss and take action on an Interlocal Agreement between County of Ellis, Texas and City of Glenn Heights, Texas, for the purpose of reconstructing two (2) roads in Ellis County, with services to be performed by Ellis County Road and Bridge, Precinct 4.

David Hall, City Manager, introduced this item and explained Ellis County Commissioner Butler had offered county Road and Bridge services to the City for the purpose of reconstructing two (2) twenty-two (22) foot wide streets located within the Ellis County portion of the City, specifically, Lakeridge Road and Cripple Creek Road.

Council Member Emma Ipaye made a motion to approve an Interlocal Agreement between County of Ellis, Texas and City of Glenn Heights, Texas, for the purpose of reconstructing two (2) roads in Ellis County, with services to be performed by Ellis County Road and Bridge, Precinct 4. 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

5. Discuss and take action authorizing the City Manager to expend an amount not to exceed \$235,000 from the 2016 Bonds - Road, for the purpose of reconstructing two (2) roads in Ellis County, with services to be performed by Ellis County Road and Bridge, Precinct 4.

David Hall, City Manager, introduced this item and completed a presentation regarding the location of the two (2) roads, how the roads would be repaired, and the cost of the repair. He also provided a Staff recommendation. Mr. Hall answered Council's questions related to the 2016 Bond balance.

Mayor Pro Tem Sonja A. Brown made a motion to approve authorizing the City Manager to expend an amount not to exceed \$235,000 from the 2016 Bonds - Road, for the purpose of reconstructing two (2) roads in Ellis County, with services to be performed by Ellis County Road and Bridge, Precinct 4. 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 take action to appoint members to serve on the Citizens Police Advisory Committee.

David Hall, City Manager, introduced this item. The following citizens were appointed by City Council:

Council Member	Appointee
Mayor Pro Tem Sonja A. Brown	Cartney Slaughter
Council Member Emma Ipaye	Rev. Ruben D. Conner II

Lucas Benson, Interim Chief of Police, answered Council's questions related to program implementation.

7. Presentation of the 2019 Glenn Heights Police Department Annual Contact Report.

Lucas Benson, Interim Chief of Police, introduced this item and completed a presentation regarding data points related to traffic stops, United States Census data predictions, motor vehicle contacts and demographics for individuals stopped, stops for residents and nonresidents, department demographics, data comparisons to other law enforcement agencies, findings, and how often information is reviewed. Chief Benson and David Hall, City Manager, answered Council's questions related to who determines if racial profiling has occurred, racial profiling data, how the Police Department will address the disproportionate amount of African Americans stopped, if increased staffing is related to the increased number of stops, Census data, citizen growth rate, the percent of individuals stopped that are not Glenn Heights residents, implicit bias training, complaints received, and reported data. Chief Benson and Mr. Hall also discussed this information being presented to Council more often.

Mayor Pro Tem Sonja A. Brown made a motion to extend the City Council Meeting to 10:10 P.M. Council Member Emma Ipaye made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett announced the vote as 7-0, but Council Member Travis Bruton was not visible during the vote.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

- A. pursuant to the Government Code, Section 551.072, deliberation of purchase, exchange, lease or value of real property, to wit: City-owned property located on S. Hampton Road; and
- B. pursuant to the Government Code, Section 551.072, deliberation of purchase, exchange, lease or value of real property, to wit: property located on S. Hampton Road.

Mayor Pro Tem Sonja A. Brown made a motion for City Council to convene into Executive 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

City Council went into Executive Session at 9:54 P.M.

- 2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to the Government Code, Section 551.072, deliberation of purchase, exchange, lease or value of real property, to wit: City-owned property located on S. Hampton Road; and
 - B. pursuant to the Government Code, Section 551.072, deliberation of purchase, exchange, lease or value of real property, to wit: property located on S. Hampton Road.

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

City Council reconvened into Open Session at 10:09 P.M.

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

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 10:09 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 20th day of April 2021