

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

SEPTEMBER 5, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 5th day of September 2023, 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-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Harry A. Garrett	*	Mayor Pro Tem, Place 2
Sherron Mosley	*	Council Member, Place 1
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Brandi Brown	*	City Secretary
Nick Bristow	*	Interim Chief of Police
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:04 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Laymon Lightfoot delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Carolyn Kelley: address on file – addressed a dilapidated property in her neighborhood and requested that it be demolished.

Gerren Adderley: address on file – addressed Kingston Meadows lighting and safety concerns.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- National Payroll Week, September 4-8, 2023
- Patriot Day and National Day of Service and Remembrance, September 11, 2023
- National GEAR UP Week, September 25-29, 2023

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the August 8, 2023, Special Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Ordinance O-07-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Glenn Heights Code of Ordinances Chapter 8 “Offenses and Nuisances”, by repealing Article 8.05 “Curfew Hours for Minors”; providing a savings clause; providing a severability clause; and providing an effective date. (Second Reading) (Victoria Thomas, City Attorney)
3. Discuss and take action to approve Resolution R-20-23, a Resolution of the City Council of the City of Glenn Heights, approving an Interlocal Cooperation Agreement for coordinated health services with Dallas County, Texas on behalf of Dallas County Health and Human Services, to provide public health services to City residents; authorizing the City Manager to execute the same; and providing an effective date. (Parviz Pourazizian, Director of Planning & Development Services)
4. Discuss and take action to approve Resolution R-21-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Cooperation Agreement for food establishment inspection and environmental health services with Dallas County; authorizing the City Manager to execute the same; providing an effective date. (Parviz Pourazizian, Director of Planning & Development Services)

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 1-4. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

AGENDA

1. Public Hearing to receive testimony regarding the Proposed Fiscal Year 2023-2024 Budget.

Clifford Blackwell, Deputy City Manager, introduced this item and completed a presentation regarding the overall budget process, an overview of revenues and expenditures for the operating budget and capital improvements, the proposed tax rate, major operating funds, capital improvement projects, and supplemental requests.

Mr. Blackwell, Nick Williams, Interim Fire Chief, and Parviz Pourazizian, Director of Planning & Development, answered Council's questions related to the Single Role Paramedic and Code Enforcement positions, the Top of the Hill Project, CDBG deadlines, what ARPA funds can be used for, and Cancer Screenings for all Staff.

Council Member Travis Bruton made a motion to open the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown opened the Public Hearing at 7:58 P.M.

No testimony was provided.

Council Member Travis Bruton made a motion to close the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown closed the Public Hearing at 7:58 P.M.

2. Discussion and first reading to consider Ordinance O-08-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

Clifford Blackwell, Deputy City Manager, introduced this item. No additional information was provided.

3. Discuss and take action to postpone vote on approval of the Proposed Fiscal Year 2023-2024 Budget to the September 12, 2023, City Council Meeting.

Clifford Blackwell, Deputy City Manager, introduced this item.

Mayor Pro Tem Harry A. Garrett made a motion to postpone vote on approval of the Proposed Fiscal Year 2023-2024 Budget to the September 12, 2023, City Council Meeting. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

4. Public Hearing to receive testimony regarding the Proposed Property Tax Rate for Fiscal Year 2023.

Clifford Blackwell, Deputy City Manager, introduced this item and completed a presentation regarding the Maintenance and Operations Rate (General Fund) and the Interest and Sinking Rate (Debt Fund); the current tax rate; and the No-New Revenue, Voter Approval, and De Minimis Tax Rates; and provided tax levy per tax rate, average residential tax levy comparison, 10-year tax rate history, appraisal value, and tax levy history information.

Mayor Pro Tem Harry A. Garrett made a motion to open the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown opened the Public Hearing at 8:09 P.M.

No testimony was provided.

Council Member Travis Bruton made a motion to close the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown closed the Public Hearing at 8:09 P.M.

5. Discussion and first reading to consider Ordinance O-09-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting and levying ad valorem taxes for the year 2023 (Fiscal Year 2023-2024) at a rate of \$0.564729 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas.

Clifford Blackwell, Deputy City Manager, introduced this item. No additional information was provided.

6. Discuss and take action to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2023 to the September 12, 2023, City Council Meeting

Clifford Blackwell, Deputy City Manager introduced this item.

Council Member Stephanie Hale made a motion to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2023 to the September 12, 2023, City Council Meeting. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

7. Discuss and take action on a partnership between the City of Glenn Heights and the Red Oak Area Chamber of Commerce.

Keith Moore, Interim City Manager, introduced this item.

Clint Woodward, President and CEO, Red Oak Area Chamber of Commerce, completed a presentation regarding the history of the Chamber, an overview of their major events and other activities, their organizational structure, and services provided.

Mr. Woodard answered Council's questions related to Glenn Heights having the ability to vote on the Board, term limits, and the fee to join.

Mayor Pro Tem Harry A. Garrett made a motion to approve a partnership between the City of Glenn Heights and the Red Oak Area Chamber of Commerce. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Mosley, Bruton, Lightfoot, and Benford

VOTE 1 Nay – Hale

8. Zoning Case 23-001-SP: Discuss and take action on a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the rezoning request and provided a Staff recommendation.

Due to a Council question related to parking spaces, which required additional research, Council Member Stephanie Hale made a motion to postpone Agenda Item 8 until after Agenda Item 10. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

9. Discuss and take action on Resolution R-19-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the Terms and Conditions of an Interlocal Agreement between the City of Glenn Heights, Texas and Dallas County, Texas for the re-sale of the City's interest in tax foreclosed and seized real properties by Dallas County as Trustee; and providing for an effective date.

Clifford Blackwell, Deputy City Manager, introduced this item and answered Council's questions related to costs to the City.

Mayor Pro Tem Harry A. Garrett made a motion to approve Resolution R-19-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the Terms and Conditions of an Interlocal Agreement between the City of Glenn Heights, Texas and Dallas County, Texas for the re-sale of the City's interest in tax foreclosed and seized real properties by Dallas County as Trustee; and providing for an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

10. Discuss and first reading of Ordinance O-10-23 an Ordinance 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 2023 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; repealing Article 13.07 “Natural Gas Rates and Charges” of the City’s Code Of Ordinances; determining that this Ordinance 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 Ordinance to the Company and the ACSC’s legal counsel.

Victoria Thomas, City Attorney, introduced this item and answered Council’s questions related to if a portion of the rate increase would come to the City.

8. Zoning Case 23-001-SP: Discuss and take action on a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F.

Parviz Pourazizian, Director of Planning and Development Services, provided Ordinance information related to parking spaces and confirmed that the Planning and Zoning Commission had approved this item.

Council Member Stephanie Hale made a motion to approve Zoning Case 23-001-SP, a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session pursuant to Texas Local Government Code section 551.071 – consultation with City Attorney – to seek legal advice regarding:
 - A. the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas; and
 - B. the May 26, 2023 Agreement for Executive Recruitment Services for City

Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas.

Mayor Pro Tem Harry A. Garrett made a motion to go into Executive Session. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown announced that City Council went into Executive Session at 8:47 P.M.

2. The City Council shall convene into closed, Executive Session pursuant to Texas Local Government Code section 551.071 – consultation with City Attorney – to seek legal advice regarding:
 - A. the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas; and
 - B. the May 26, 2023 Agreement for Executive Recruitment Services for City Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas.

Mayor Pro Tem Harry A. Garrett made a motion to reconvene into Open Session. Council Member Cornel Benford II made the second.

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 9:19 P.M.

Council Member Stephanie Hale made a motion to terminate the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas, effective September 18, 2023, and directed the City Attorney to send notice per the agreement. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Council Member Laymon Lightfoot made a motion to terminate the May 26, 2023 Agreement for Executive Recruitment Services for City Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas, effective September 14, 2023, and directed the City Attorney to send notice per the agreement. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

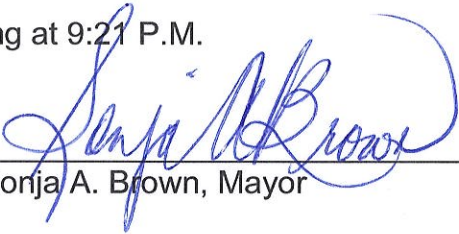
VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

ADJOURNMENT

Council Member Cornel Benford, II made a motion to adjourn. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 9:21 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 3rd day of October 2023