

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

SEPTEMBER 19, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 19th day of September 2023, the City of Glenn Heights City Council and the Glenn Heights Housing Finance Corporation Board of Directors met in a Joint 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
Sherron Mosley	*	Council Member, Place 1
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
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 Joint Meeting of the City Council and the Glenn Heights Housing Finance Corporation Board of Directors to order at 7:02 P.M., with a quorum of the City Council and the Glenn Heights Housing Finance Corporation Board of Directors present.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

Mayor Sonja A. Brown recessed the Glenn Heights Housing Finance Corporation Board of Directors Meeting at 7:03 P.M.

EVENTS

Mayor Sonja A. Brown announce the following events:

- Texas Night Out, October 3, 2023, 5:00 P.M. - 7:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154
- Hispanic Heritage Month Festival, October 7, 2023, 6:00 P.M. - 8:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154

STAFF INTRODUCTIONS

Keith Moore, Interim City Manager, introduced the following Staff:

- Chandra Jackson, Record & Property Clerk
- LaSheyla Jones, City Planner
- Taylor Smith, Rec Aide (Part-Time)

CONSENT AGENDA

1. Discuss and take action to approve Ordinance O-11-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Glenn Heights Code of Ordinances by repealing and replacing Article 6.03, "Food Service Regulations" of Chapter 6 "Health and Sanitation," and amending Appendix A "Fee Schedule" at Section A4.001 "Food Service Fees"; providing a severability clause; and providing an effective date. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
2. Acknowledge receipt of the August 2023 Financial Reports. (Sherry Roberts, Senior Financial Analyst)

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1 and 2. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown temporarily recessed the City Council Meeting and reconvened the Glenn Heights Housing Finance Corporation Board of Directors Meeting at 7:10 P.M.

GLENN HEIGHTS HOUSING FINANCE CORPORATION BOARD OF DIRECTORS MEETING

1. Public Comment

There were no Public Comments.

2. Discuss and take action to approve the Glenn Heights Housing Finance Corporation Board Meeting Minutes of December 7, 2021.

Director Stephanie Hale made a motion to approve the Glenn Heights Housing Finance Corporation Board Meeting Minutes of December 7, 2021. Director Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

3. Discuss and take action on Resolution R-01-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, appointing Officers, including a President, Vice President, Secretary, Assistant Secretary, Treasurer, General Manager, and Assistant General Manager for the Corporation.

Director Sonja A. Brown introduced this item and Victoria Thomas, City Attorney, discussed Staff that may have historically served in certain roles.

Director Travis Bruton made a motion approve Resolution R-01-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, appointing the following persons: Director Cornel Benford, II as President; Director Sherron Mosley as Vice President; Director Travis Bruton as Secretary; City Staff, Brandi Brown; as Assistant Secretary; Mayor Pro Tem Harry A. Garrett as Treasurer; City Staff, Keith Moore, as General Manager; and City Staff, Clifford Blackwell, as Assistant General Manager for the Corporation. Director Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

4. Discuss and take action on Resolution R-02-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, authorizing the General Manager to accept a transfer of funds in the amount of \$1,000,000.00 from GHHFC CO-DEV, LLC, and directing the deposit of those funds into the Corporation's General Fund as miscellaneous income; and establishing an effective date.

Director Sonja A. Brown introduced this item.

Director Travis Bruton made a motion approve Resolution R-02-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, authorizing the General Manager to accept a transfer of funds in the amount of \$1,000,000.00 from GHHFC CO-DEV, LLC, and directing the deposit of those funds into the Corporation's General Fund as miscellaneous income; and establishing an effective date. Director Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

5. Discuss and take action on Resolution R-03-23, a Resolution of the Board of

Directors of the Glenn Heights Housing Finance Corporation, authorizing the General Manager to execute any documentation necessary to make a donation, in the interest of the general welfare, in the amount of \$1,000,000.00 to the City of Glenn Heights, TX; and establishing an effective date.

Director Sonja A. Brown introduced this item.

Director Stephanie Hale made a motion approve Resolution R-03-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, authorizing the General Manager to execute any documentation necessary to make a donation, in the interest of the general welfare, in the amount of \$1,000,000.00 to the City of Glenn Heights, TX; and establishing an effective date. Director Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

6. Discuss and take action on Resolution R-04-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, adopting the Glenn Heights Housing Finance Corporation operating budget for Fiscal Year 2023-2024, beginning October 1, 2023, and ending September 30, 2024.

Director Sonja A. Brown introduced this item.

Director Sherron Mosley made a motion approve Resolution R-04-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, adopting the Glenn Heights Housing Finance Corporation operating budget for Fiscal Year 2023-2024, beginning October 1, 2023, and ending September 30, 2024. Director Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

7. Conduct an Annual Review of the Glenn Heights Housing Finance Corporation's Investment Policy and discuss and take action on Resolution R-05-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, re-adopting Glenn Heights Housing Finance Corporation's Investment Policy with any amendments thereto.

Director Sonja A. Brown introduced this item. Assistant General Manager Clifford Blackwell answered the Boards questions related to the Corporation's investment history.

Director Stephanie Hale made a motion approve Resolution R-05-23, a Resolution of the Board of Directors of the Glenn Heights Housing Finance Corporation, re-adopting Glenn Heights Housing Finance Corporation's Investment Policy with any amendments thereto. Director Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown adjourned the Glenn Heights Housing Finance Corporation Board of Directors Meeting at 7:24 P.M. and reconvened the City Council Meeting at 7:25 P.M.

AGENDA

2. Discuss and first reading of Ordinance O-12-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Code of Ordinances, by amending Appendix A - Master Fee Schedule.

Clifford Blackwell, Deputy City Manager, introduced this item and answered Council's questions related to membership costs for Senior Citizens policy adjustments.

3. Public hearing to receive testimony concerning Ordinance O-13-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as amended, by granting a change in zoning for an approximately 10.297 acre tract of land, recorded in County Clerk Instrument Number 2023-302209, Deed Records, Dallas County Texas, and being commonly known as 1908 and 1926 South Hampton Road, Glenn Heights, Texas, from Single-Family Residential-1 (SF-1) and Retail (R) to Commercial (C).

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

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 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown opened the Public Hearing at 7:48 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 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown closed the Public Hearing at 7:48 P.M.

4. Discuss and first reading of Ordinance O-13-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as amended, by granting a change in zoning for

an approximately 10.297 acre tract of land, recorded in County Clerk Instrument Number 2023-302209, Deed Records, Dallas County Texas, and being commonly known as 1908 and 1926 South Hampton Road, Glenn Heights, Texas, from Single-Family Residential-1 (SF-1) and Retail (R) to Commercial (C).

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and answered Council's questions related signage placed in the area informing residents of the requested zoning change.

5. Discuss resident poll results related to proposed modifications in services provided by Community Waste Disposal (CWD).

PUBLIC COMMENT

- Gail Dutcher, address on file: discussed issues she is having with CWD services.

Clifford Blackwell, Deputy City Manager, introduced this item and discussed the poll results.

Mr. Blackwell and Nicole Roemer, CWD Municipal Sales Manager, and Paul Hansen, CWD General Manager, answered Council's questions related to leakage from their trucks, most effective ways to contact CWD, if a monthly report regarding services can be/is received, the possibility that CWD Staff is not picking up trash/recycle when they are scheduled to do so, pick-up dates, types of trucks used in the City, and customer service. Mayor Sonja A. Brown requested that the survey be activated for an additional two weeks and that this item be placed back on the Agenda once results were compiled.

6. Discuss and take action on Resolution R-23-23, a Resolution of the City Council of the City of Glenn Heights, Texas, amending the City's Job Classification Table by adding the Grade 30 position of Single Role Paramedic; providing a repealing clause; and providing for an effective date.

Nick Williams, Interim Fire Chief, introduced this item.

Council Member Stephanie Hale made a motion to approve Resolution R-23-23, a Resolution of the City Council of the City of Glenn Heights, Texas, amending the City's Job Classification Table by adding the Grade 30 position of Single Role Paramedic; providing a repealing clause; and providing for an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session:

- A. pursuant to Texas Government Code section 551.087 – Deliberation Regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that it seeks to have locate, stay, or expend in or near the territory of the City and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such business prospect, to wit: Project Battery.

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

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown announced that Council convened into Executive Session at 8:44 P.M.

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

- A. pursuant to Texas Government Code section 551.087 – Deliberation Regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that it seeks to have locate, stay, or expend in or near the territory of the City and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such business prospect, to wit: Project Battery.

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

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

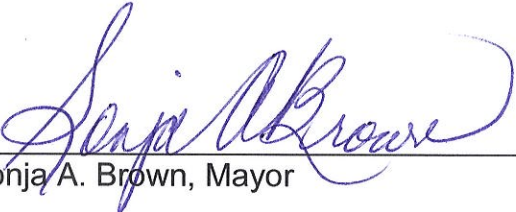
Mayor Sonja A. Brown announced that Council reconvened into Open Session at 9:53 P.M. and that no action was taken on the Executive Session item.

ADJOURNMENT

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

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown adjourned the meeting at 9:52 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 17th day of October 2023