

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

MARCH 1, 2016

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

On the 1st day of March, 2016 the City Council of the City of Glenn Heights met in a regular meeting at the Glenn Heights City Hall in Glenn Heights, Texas located at 1938 S. Hampton Road with the following members present:

CITY COUNCIL:

Leon Tate	*	Mayor
Tony Bradley	*	Mayor Pro Tem (7:53 p.m.)
Sidney Davis	*	Council Member
Emma Ipaye	*	Council Member
Ron Adams	*	Council Member
Harry Garrett	*	Council Member

Absent: Glenn George * Council Member

STAFF:

Aretha Ferrell-Benavides	*	City Manager
Janie Willman	*	City Secretary
Eddie Burns	*	Fire Chief
Charles Brewer	*	Director of Public Works
Lakeita Sutton	*	Director of Finance
Kacye Harvey	*	Organizational Development
Millicent Williams	*	Community Engagement

CONSULTANT:

Whitt L. Wyatt * Office of the City Attorney

Mayor Tate called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Tate led the assembly in the Pledge of Allegiance.

INVOCATION: Pastor Juleius Sanders, Associate Pastor of the Fresh Start Community Church gave the invocation.

PUBLIC COMMENT: There were no public comments.

CONSENT AGENDA

1. Approve the City Of Glenn Heights City Council Minutes of February 16, 2016.

Motion for approval of the City of Glenn Heights City Council Meeting Minutes of February 16, 2016 by Councilman Adams. Councilman Davis made the second. The motion for approval carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

2. Approve Resolution R-07-16, a Resolution of the City Council of the City of Glenn Heights, Texas Authorizing the Designation of Personnel as Signatories for Financial Transactions of the City with Prosperity Bank.

Motion for approval of Resolution R-07-16, a Resolution of the City Council of the City of Glenn Heights, Texas Authorizing the Designation of Personnel as Signatories for Financial Transactions of the City with Prosperity Bank by Councilman Adams. Mayor Tate made the second. The motion for approval carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

3. Approve Resolution R-08-16, a Resolution of the City Council of the City of Glenn Heights, Texas Amending the Interlocal Agreement with TexSTAR Short Term Asset Reserve Fund to Authorize the Designation of Personnel as Signatories for Financial Transactions with the City with TexSTAR.

Motion for approval of Resolution R-08-16, a Resolution of the City Council of the City of Glenn Heights, Texas amending the Interlocal Agreement with TexSTAR Short Term Asset Reserve Fund to Authorize the Designation of Personnel as Signatories for Financial Transactions with the City with TexSTAR by Councilwoman Ipaye. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

4. Acknowledge Receipt of the Annual Glenn Heights Police Department 2015 Racial Profiling Report.

Motion acknowledging receipt of the Annual Glenn Heights Police Department 2015 Racial Profiling Report by Councilman Adams. Councilman Garrett made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

AGENDA

5. Discuss and Consider Action on Ordinance O-03-16 Amending Chapter 3 of the City Of Glenn Heights Code of Ordinances to Add Article 3.20 Titled "Rental Registration Regulations"; Providing for a Rental Registration Program for Single and Multi-Family Rental Property Throughout the City; Providing for Administration of the Program by the City Building Official; Providing for Rental Registration Fees; and Providing For A Penalty Not to Exceed Five Hundred Dollars (\$500.00). (Second Reading)

Motion for approval of Ordinance O-03-16 (Second Reading) by Councilman Adams. Mayor Tate made the second. The motion for approval carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

6. Discuss and Consider Action on Ordinance O-04-16 Amending the City of Glenn Heights Code of Ordinances by Amending Appendix “A” Titled “Fee Schedule” to Provide for Rental Registration Program and Inspection Fees. (Second Reading)

Motion for approval of Ordinance O-04-16 (Second Reading) by Councilman Garrett. Councilman Davis made the second. The motion for approval carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

7. Discuss and Consider Action on Ordinance O-05-16 Granting a Specific Use Permit to Allow for the Location of a Sixty-five foot (65') monopole tower (commercial antenna) at 1705 Glenn Lane following a Public Hearing on Zoning Docket 02-16.

Motion by Councilman Adams to open the Public Hearing at 7:32 p.m. Mayor Tate made the second. The motion for opening the Public Hearing carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

- A. Conduct a Public Hearing on **Zoning Docket 02-16** Public Hearing and consideration to receive testimony relative to a request by SiteExcell, LLC on behalf of Misty Xuan, and Hong Doan for a Specific Use Permit to allow for the location of a sixty-five foot (65') monopole tower (commercial antenna) ON approximately 0.057 acres of land located near the intersection of Bear Creek Road and Glenn Lane at 1705 Glenn Lane, Glenn Heights, Ellis County, Texas. The property is presently zoned Retail (R).

Mayor Tate opened the Public Hearing at 7:32 p.m. There were no speakers to address the Mayor and City Council. Kathy Zibilich representing the applicant asked to address the request during the Mayor and City Council discussion. It was noted that the actual site is in Dallas County.

Motion by Councilman Davis to close the Public Hearing at 7:34 p.m. Councilman Adams made the second. The motion for closing the Public Hearing carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

Mayor Tate closed the Public Hearing at 7:34 p.m.

- B. Discuss and Consider Action on Ordinance O-05-16 amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning by granting a specific use permit (“SUP”) for land

zoned Retail (“R”) to allow for the location of a 65’ monopole cell tower on approximately 0.057 acres of land located near the intersection of Bear Creek Road and Glenn Lane at 1705 Glenn Lane, Glenn Heights, Ellis County, Texas, providing for the approval of the site plan; providing for the approval of the development plans; providing for the approval of the elevation plan; providing for the approval of the landscape plan; providing for special conditions; 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. (First Reading)

Kathy Zibilich, Griffin Harris PLLC, 8150 North Central Expressway, Suite 1475, Dallas, Texas, representing the applicant, addressed the Mayor and City Council in favor of the request for the Specific Use Permit.

Jeremy Tennant, Senior Planner, addressed the Mayor and City Council’s questions about the Planning and Zoning Commission’s recommendation for approval by a vote of 4 to 3. Mr. Tennant reported the staff’s recommendation was for denial on the basis of the use not being in the highest and best use of the land. Following the Mayor and City Council deliberation, the City Council considered action.

Motion by Councilwoman Ipaye to deny the request presented as Ordinance O-05-16, amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning by granting a specific use permit (“SUP”) for land zoned Retail (“R”) to allow for the location of a 65’ monopole cell tower on approximately 0.057 acres of land located near the intersection of Bear Creek Road and Glenn Lane at 1705 Glenn Lane, Glenn Heights, Ellis County, Texas. Councilman Garrett made the second. The motion for denying the request carried with the following vote:

VOTE: 5 Ayes – Davis, Ipaye, Tate, Adams, and Garrett

8. Presentation on City Sign Ordinance. City Manager Benavides introduced this agenda matter, requesting that this item be placed on the next agenda due to the absence of Managing Director David Hall. Mayor Tate directed that each Council Member bring their copies of the ordinance to the next City Council meeting.
11. Discuss and Consider Taking Action on the City’s DART Service Including the Adoption of a Resolution, Resolution R-09-16, Supporting the Creation of a DART Fixed-Route Service Line within the City of Glenn Heights.

DART Deputy Executive Director Jesse Oliver addressed the City Council. Following his briefing, the Mayor and City Council spoke to customer service issues and the need for service improvements. Following deliberation, the Mayor and City Council considered action.

Motion for approval of Resolution R-09-16 by Mayor Pro Tem Bradley. Mayor Tate made the second. The motion for approval carried with the following vote:

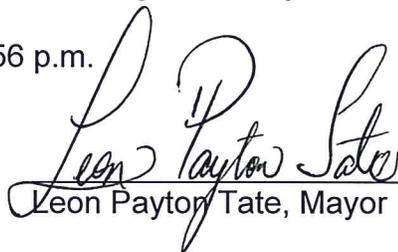
VOTE: 6 Ayes – Davis, Bradley, Ipaye, Tate, Adams, and Garrett

- 9. Presentation on Senior Citizen Water Bill Program. Finance Director Sutton briefed the City Council on a proposed Senior Citizen Water Bill Program. She highlighted the reason for the proposed program, the challenges, opportunities, and discussed the anticipated fiscal impact. Following City Council deliberation, the City Council directed Ms. Sutton to bring back a resolution establishing a pilot program beginning with a six to nine month period.
- 10. Discuss and Consider any Necessary Actions Arising out of Update Related to the December 26, 2015 Tornado Recovery Efforts. Fire Chief Burns updated the City Council on the progress of the appeal of the Individual Assistance ruling by FEMA as well as efforts to ensure that all property owners who were uninsured or under-insured were included in the count.

ADJOURNMENT

Mayor Tate moved to adjourn the meeting at 8:56 p.m. Council Member Adams made the second. The motion for adjourning the meeting carried by a vote of 5 to 1.

Mayor Tate adjourned the meeting at 8:56 p.m.



Leon Payton Tate, Mayor

Attest:



Janie Willman, City Secretary

Passed and approved the 15th day of March, 2016.