

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

OCTOBER 18, 2016

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

On the 18th day of October, 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 Payton Tate	*	Mayor
Tony Bradley	*	Mayor Pro Tem
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
David Hall	*	Deputy City Manager
Janie Willman	*	City Secretary
Lakeita Sutton	*	Director of Finance
Eddie Burns	*	Fire Chief
Charles Brewer	*	Director of Infrastructure and Public Works
Larissa Ward	*	Municipal Court Administrator
Kacye Harvey	*	Director of Organizational Development
Millicent Williams	*	Parks and Community Engagement Administrator
Jeremy Tennant	*	Director of Planning and Development Services
Phillip Prasifka	*	Police Chief
Robert Floyd	*	Fiscal Officer
Robert Keegan	*	Planner
Chip Denman	*	Code Compliance Officer
Folakemi Osoba	*	Executive Assistant-City Manager

CONSULTANT:

Whitt Wyatt * City Attorney's Office

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

INVOCATION: Chapel Pastor Bruce Anderson, Rehab and Wellness Center of Dallas, delivered the invocation.

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

PUBLIC COMMENT: There were two speakers to address the City Council during Agenda Item 8.

PROCLAMATIONS

- Code Compliance Month, October 2016
- Municipal Court Week, November 7-11, 2016
- Veterans Day, November 11, 2016

CONSENT AGENDA

Motion by Mayor Pro Tem Bradley to approve Consent Agenda Items 1-3. Councilman Adams made the second. The motion carried with the following vote:

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

1. Consider Approval of the City of Glenn Heights City Council Minutes of the October 3, 2016 Regular City Council Meeting.
2. Consider Ordinance O-19-16, an Ordinance of the City of Glenn Heights, Texas, Amending Chapter 13 of the Glenn Heights Code of Ordinances to Amend Article 13.06 Titled Solid Waste Collection and Disposal by Amending Sections 13.06.001, 13.06.003, 13.06.006-13.06.008, 13.06.010 and 13.06.011 Providing for Various Penalties ; Providing for Severability; Providing for a Savings Clause; and Providing for an Effective Date. (Second Reading)
3. Acknowledge Report on Keep Glenn Heights Beautiful Clean-up on Saturday, November 5, 2016.

AGENDA

4. Update from the Meeting with Mayor Leon Payton Tate and the Honorable Helen Giddings, Texas State Representative, 109th District, to discuss Interstate 35 East at Bear Creek Road (Exit 412); John Kiser, Texas Department of Transportation, Ellis County, Assistant Area Engineer, and Jesse Oliver, Deputy Executive Director, DART. Mayor Tate updated the City Council about the outcome from his meeting with Texas State Representative Helen Giddings, Mr. John Kiser, Assistant Area Engineer with the Texas Department of Transportation, Ellis County, and Mr. Jesse Oliver, Deputy Executive Director, DART. A formal presentation was provided to the City Council. Mayor Tate referenced two letters sent to Mr. Kiser related to requests for: a site study analysis to include validating the necessity of adding a traffic signal light at this location; and to consider an intersection expansion and installation of Texas U-turn.

5. Council Report on Veterans Day and Veterans Run Activities. Parks and Community Engagement Administrator Williams informed the City Council of the activities planned for Veterans Day, November 11, and the day after the Veterans Walk, Roll, and Run Event.
6. Discuss September 2016 Monthly Financials Report. Director of Finance Sutton presented the September 2016 Monthly Financials Report.
7. Conduct a Public Hearing to receive testimony relative to a request for a Specific Use Permit (SUP) by Stella Thompson, dba Knowledge Tree Prep Academy, at 1931 South Hampton Road. The property is presently zoned SF-1 Single-Family Residential (SF-1) and the request is to allow a registered daycare within the United Family Christian Church. Zoning Docket 08-16.

Motion by Mayor Pro Tem Bradley to open the Public Hearing at 7:42 p.m. Councilman Adams made the second. The motion carried with the following vote:

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

Mayor Tate opened the Public Hearing at 7:42 p.m. There were no speakers to address the City Council during the Public Hearing.

Motion by Mayor Pro Tem Bradley to close the Public Hearing at 7:43 p.m. Councilman Davis made the second. The motion carried with the following vote:

The motion carried with the following vote:

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

Mayor Tate closed the Public Hearing at 7:43 p.m.

8. Discuss and consider Ordinance O-20-16, 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 by granting a Specific Use Permit (“SUP”) with Special Conditions to Allow for a Registered Day Care Business as an Accessory Use to the Existing Church Structure located at 1931 South Hampton Road, Glenn Heights, Dallas County, Texas, on Land presently Zoned Single-Family Residential District (“SF-1”), and Being More Particularly Depicted and Described in the Site Plan Attached Hereto as Exhibit “A”; Providing for the Approval of the Site Plan Attached Hereto as Exhibit “B”; Providing for the Approval of the Floor Plan Attached Hereto as Exhibit “C”; Providing for the Approval of the Landscape Plan Attached Hereto as Exhibit “D”; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty of Fines Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date. Zoning Docket 08-16. (First Reading)

Director of Planning and Development Services Tennant introduced this agenda matter to the City Council. Mr. Tennant introduced Ms. Stella Thompson, applicant, and Ms. Angela Boyd, who are work partners in the venture as being present to answer the City Council's questions.

Ms. Stella Thompson, 3606 Chamberland, Arlington, the applicant on the case, requested favorable consideration of the request.

Ms. Angela Boyd, PO Box 284601, Dallas, requested favorable consideration of the request.

Following deliberation by the City Council, the City Council considered action.

Motion by Mayor Pro Tem Bradley to approve Ordinance O-20-16 on its first reading. Councilwoman Ipaye made the second. The motion carried on the following vote:

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

9. Discuss and consider the appointment of a City of Glenn Heights Investment Oversight Committee. Finance Director Sutton introduced this agenda matter to the City Council. Ms. Sutton referenced the City Council Report for details related to appointing Committee Members and specific requirements for community members.

Councilwoman Ipaye made a recommendation that the City Council might consider a couple of persons who live in the community with City expertise. The City Council asked that some kind of criteria related to that kind of expertise be determined and advertised to accept applications and resumes.

Motion by Councilman Garrett to appoint Mayor Pro Tem Bradley as a Council Member for the City of Glenn Heights Oversight Committee. Councilman Adams made the second. Following further details about meeting time commitments, the City Council voted on the motion. The motion carried with the following vote:

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

Ms. Sutton mentioned the upcoming Audit process schedule.

The City Council took a 10 minute break at 8:11 p.m. The City Council reconvened with all City Council Members present except Councilman George who is absent.

REPORTS AND PRESENTATIONS

10. Discuss and consider City of Glenn Heights Capital Improvement Program: Roads. Ms. Benavides introduced this agenda matter presenting a formal presentation. She informed the City Council that she and Director of Infrastructure and Public Works Brewer have been working on this Program. Ms. Benavides indicated that

the City of Glenn Heights is in the process of obtaining three (3) bids for additional road work. Ms. Benavides informed the City Council that road repairs have to be made in both Dallas and Ellis Counties. Mr. Brewer informed the City Council that there is an area that Ellis County will take care of through the Resolution in the amount of \$44,000. He noted there was a problem with bidding due to the City not having an interlocal cooperative purchasing contract with Ellis County unless the City of Glenn Heights goes through the bidding process itself. Mr. Brewer explained he continues to work through the process which will allow the work that is within the spending authorization limits for the City Manager. Mr. Brewer explained the bidding process, once completed will be brought back to the City Council. City Attorney Whitt Wyatt noted that if three bids have been received despite not being in the proper format and it is under \$49,999, then the City of Glenn Heights has met its purchasing requirements. He noted the funds have been allocated and the City Council has relinquished authority to the City Manager to execute a contract. Mr. Wyatt indicated his office would review the bids and put something in writing related to the bids received. Mr. Wyatt detailed the State's requirements for public works projects including the City Charter and the City of Glenn Heights Purchasing Policy. There was some additional discussion related to extending the scope of the work and obtaining asphalt from 3 inches to 4 inches. The City Council requested information on a shallower overlay. There were some questions related to establishing weight limits and possible Police enforcement of heavier traffic.

11. Discuss and consider New City Hall and Public Safety Buildings; Process Plan and Alternative Development Options. Deputy City Manager Hall detailed the options available to the City Council for consideration. Following deliberation, Ms. Benavides noted that the City's architect cannot move forward without further input from the City of Glenn Heights.

Motion by Councilman Adams to submit Proposal 2 to the architect. Councilman Garrett made the second. The motion carried with the following vote:

VOTE: **5 Ayes** – Davis, Bradley, Tate, Adams, and Garrett
 1 Nay – Ipaye

EXECUTIVE SESSION

Motion by Mayor Pro Tem Bradley to extend the meeting for 30 minutes to 10:30 p.m. Councilman Adams made the second. The motion carried with the following vote:

VOTE: **4 Ayes** – Davis, Bradley, Tate, and Adams
 2 Nays – Ipaye and Garrett

Motion by Councilman Adams to convene into Executive Session at 10:01 p.m. Councilman Davis made the second. The motion carried with the following vote:

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

12. A. Executive Session. The City Council of the City of Glenn Heights will convene into Executive Session pursuant to Local Government Code Section 551.072 to consider the purchase of land within the City of Glenn Heights.
B. The City Council will reconvene into Open Session.

Motion by Councilwoman Ipaye to reconvene into Open Session at 10:17 p.m. Councilman Adams made the second. The motion carried with the following vote:

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

C. The City Council will consider any necessary actions (if any) resulting from the Executive Session pursuant to Section 551.072 of the Texas Government Code.

Motion by Councilman Adams to give direction to the City Manager to enter into negotiations for the purchase of real property at the discussed location at the discussed price for up to two (2) parcels of property. Mayor Tate made the second. The motion carried with the following vote:

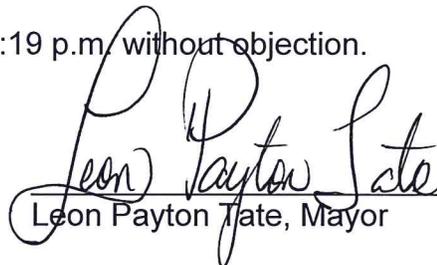
VOTE: 6 Ayes – Davis, Bradley, Ipaye, Tate, Adams, and Garrett

ADJOURNMENT

Mayor Pro Tem Bradley made a motion for adjournment at 10:19 p.m. The motion carried with the following vote:

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

Mayor Tate adjourned the meeting at 10:19 p.m. without objection.



Leon Payton Tate, Mayor

Attest:



Juanita Willman, City Secretary

Passed and approved the 6th day of December, 2016.