

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

AUGUST 2, 2016

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

On the 2nd day of August, 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
Glenn George	*	Council Member

STAFF:

Aretha Ferrell-Benavides	*	City Manager
David Hall	*	Managing Director
Janie Willman	*	City Secretary
Othel Murphree	*	Assistant City Secretary
Lakeita Sutton	*	Director, Finance
Eddie Burns	*	Fire Chief
Robert Floyd	*	Fiscal Officer
Charles Brewer	*	Director, Infrastructure
Kacye Harvey	*	Director, Organizational Development
Millicent Williams	*	Coordinator, Parks and Community Engagement
Jeremy Tennant	*	Senior Planner, Planning and Economic Development
Phillip Prasifka	*	Police Chief
Folakemi Osoba	*	Executive Assistant – City Manager

CONSULTANT:

Whitt Wyatt	*	City Attorney's Office
-------------	---	------------------------

Mayor Tate called the meeting to order at 7:09 p.m.

INVOCATION: Pastor Kevin Taylor, Harvest of Praise Ministry Church gave the invocation.

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

PUBLIC COMMENT: Mr. Artis Rommel, who signed up to speak, asked to be recognized during Agenda Item 9. There were no speakers to address the City Council at this time.

PROCLAMATIONS:

U.S. Constitution Week Proclamation. Mayor Tate presented the Proclamation to Ms. Patricia Thibodeau who was representing the National Society of the Daughters of the American Revolution, Old Chisholm Trail Chapter.

Ms. Patricia Thibodeau, Regent of the National Society of the Daughters of the American Revolution, Old Chisholm Trail Chapter, presented Mayor Tate with a Certificate of Award in recognition of outstanding work in upholding and promoting the ideals of the Constitution of the United States.

PRESENTATION

Presentation by the Mayor on the Retirement of Ms. Othel Murphree

Mayor Tate called Ms. Othel Murphree, who served as the City Secretary for the City of Glenn Heights for 25 plus years to the front of the City Council dais. Mayor Tate recognized “Ms. Othel” for her commitment to the City of Glenn Heights and public service to the community. He pledged to pay for a memorial brick and insignia for Ms. Othel’s son who had passed in recent years when the City builds a Veterans Memorial. Mayor Tate presented Ms. Othel with a wooden and brass clock which he indicated was the City’s version of a gold watch. Mayor Tate then read a proclamation in recognition of Ms. Othel’s work and service declaring August 3, 2016 as “Ms. Othel Murphree Day” in the City of Glenn Heights and conferring honorary citizenship upon her. Ms. Othel thanked all those present who attended a short reception held in her honor before the City Council Meeting. She thanked the Mayor and City Council for the recognition. She thanked City Manager Benavides for the reception.

CONSENT AGENDA

Mayor Pro Tem Bradley made a motion to approve Consent Agenda Items 1 – 3. Councilman Davis made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

1. Approve the City of Glenn Heights City Council Minutes of the July 19, 2016 Regular City Council Meeting.

2. Consider Resolution R-28-16, a Resolution of the City Council of the City of Glenn Heights, Texas, Approving the 2016 Certified Appraisal Roll for the City of Glenn Heights, Texas; and Providing for an Effective Date.

3. Consider Ordinance O-09-16, an Ordinance of the City of Glenn Heights, Texas, Amending the Code of Ordinances by Amending Chapter 3 “Building Regulations” by Amending Article 3.13 Titled “Substandard Building Code” to Adopt the Provisions of the 2015 Edition of the International Property Maintenance Code with Amendments and to Adopt Appendix A Titled “Boarding Standards”; Providing a Repealing Clause; Providing a Savings Clause; Providing a Severability Clause; Providing for 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. (Second Reading)

AGENDA

4. Discuss and consider Resolution R-23-16, a Resolution of the City Council of the City of Glenn Heights, Texas, Affirming the Appointment of a Shared Board Member with the Cities of Garland and Rowlett to Serve on the Dallas Area Rapid Transit (“DART”) Board as Provided in Section 452 of the Texas Transportation Code; and Providing for an Effective Date.

City Manager Benavides introduced this agenda matter to the City Council. Ms. Benavides introduced Mr. Mark C. Enoch who was present to address the City Council. Mr. Enoch indicated he received correspondence from the Mayor. He addressed focus points in the Mayor’s correspondence. He apologized for having missed the opening of the On Call Service at the City of Glenn Heights in March. He also addressed that Mayor Tate invited him to meet new members of the City Council. He committed to improving communications with the City Council and to attending the City Council Meetings upon invitation. He updated the City Council on a number of City of Glenn Heights initiatives including scheduled bus service, economic development including a draft analysis being partnered with Cushman-Wakefield, with Kimberly-Horn for the TIGER Grant, and installing heaters at the DART Park and Ride lot in the City of Glenn Heights beginning in October. He asked for the City to communicate things he needs to know about it so he can address service issues or needs so he can work on those.

Mayor Tate invited the City Council Members to address their questions to Mr. Enoch to allow him to answer their questions directly. Mayor Pro Tem Bradley asked what it will take to bring light rail to the City of Glenn Heights and any plans to link to light rail to the City of Glenn Heights as the City is a founding member which voted DART in at its inception. He asked Mr. Enoch what he is doing to bring Glenn Heights on par with the rest of the DART system. Mr. Enoch indicated the chance of getting light rail is very small because the City of Glenn Heights is isolated and light rail has to travel through from one destination to another. Mr. Enoch indicating he has been working hard with the State Legislature to increase sales tax and apportion it differently to allow cities different options for about 10 years. He noted he has been talking with the Best Southwest cities to try to get them on-board to have elections to bring light rail to the area as has Mayor Tate. He noted the success and convenience of on-call service versus scheduled service. Mr. Bradley noted that the City Council and DART need to sit down to

figure out how to highlight Glenn Heights as a DART destination. He continued saying that DART can talk with some of its partners, we can sit down and discuss that starting up businesses in the City of Glenn Heights is a lot cheaper than in some of the North Dallas tier cities. Councilwoman Ipaye asked about assistance with street repair. She noted that on-call service vehicles are heavier than regular vehicles. She asked if there would be assistance with street repairs. Mr. Enoch noted that the Board has not been of a mind to give up cash from the System for street repairs assistance; he noted it would take money from not just Glenn Heights but five other cities. Councilwoman Ipaye asked if he is mentoring anyone to take his place in the future. Mr. Enoch noted that because he represents other cities on an apportioned basis, he cannot single out one person from one city because it takes more one City's vote to get appointed for apportioned representation. Councilman George asked about the shelter capacity and amenities at the DART Park and Ride Lot. He noted that when the Park and Ride lot was expanded, it helped with parking. He noted that ridership has increased but the shelter's amenities have not. Councilman George asked how the shelter can be expanded or upgraded. Mr. Enoch committed to getting an answer to his question. He stated bathroom facilities can be installed but that costs money. He offered to bringing vending machines to improve the ridership experience. Councilman Garrett explained he is a frequent rider. He expressed concerns with expanding service one hour in the morning and one hour in the evening; in the evening without having to go to the Redbird station to get to Glenn Heights. He indicated he thought that might be feasible. The trees have not have not been trimmed nor has the grass been maintained along the side entrance to the Park and Ride lot. There are ruts in the curb which have been filled with rocks. He noted the area has not been maintained in a couple of years. He noted the HOA that is responsible for the monument island has spent tens of thousands of dollars maintaining the island. The litter is always a problem at the Park and Ride Lot. Mr. Enoch indicated he would drive to the Park and Ride Lot on his way out of the City to view the situation. Councilman Adams noted that less than 10 percent of the ridership of the Park and Ride come from Glenn Heights. He noted that Glenn Heights puts money into the System via sales tax and it seems that the amenity aspect would be fair to get return on investment. Councilman Adams indicated he would like to see the favorable comments that DART receives related to the on-call service. Mr. Enoch asked that service concerns citizens have be reported immediately to DART. Mayor Tate expressed appreciation for Mr. Enoch coming to the City of Glenn Heights. He noted it is in DART's best interest to have the cities from the Best Southwest Cities to join DART even if it is on a contractual basis. He indicated it appears as if DART is waiting to see if it can capture revenues from other cities as one leaves Dallas; DeSoto, Lancaster, any other cities, before they come to Glenn Heights to put our fixed routes in. He stated it really isn't up to DART to decide whether or not to put fixed routes in because we've already had our election. It is a done deal just like the Comptroller takes one cent. He noted it shouldn't be up for discussion any longer. He stated that is what he needs for Mr. Enoch to intervene. Mayor Tate stated it is not in the best interest to be at the tail end of the service line. We're paying the one cent sales tax. That is not fair because the buses are full when they get here because you are picking up at Lancaster and

DeSoto. The bus needs to start in Glenn Heights; so how do we do that? This creates an issue if we are giving the DART Board latitude year after year to determine. Mayor Tate noted it feels so unfair because we have paid between \$600,000 and \$700,000 into the DART System. He stated he wants Mr. Enoch to meet with our City Council and present to the Board. We have waited for 30 years. We cannot continue to keep a DART Park and Ride Lot no matter how you look at it. It is different when other cities have DART Park and Ride, rail, and bus service. I want to make it easier for you to do this. The City of Glenn Heights has property. When we build our new facility, there will be a place for a hub for DART to set up for traveling from south to north. Mr. Enoch asked if the Mayor had spoken to Mr. Thomas. Mayor Tate responded that he has spoken to others. Mayor Tate asked why the possibility of fixed routes have not come up for a vote after three years. Mr. Enoch stated there are very strict protocols of how fixed routes versus on-call service routes are determined. Mayor Tate reiterated that the City of Glenn Heights has waited for 30 years to have its needs addressed. He indicated the City Council will follow-up with Mr. Enoch.

Mayor Pro Tem Bradley concluded the Council deliberation by saying that there is a lot of discussion about cost. He noted that the new Cotton line [light rail going from Dallas-Fort Worth International Airport into Plano] is going to cost billions of dollars and what the City of Glenn Heights is asking for is not unreasonable. He indicated what Glenn Heights wants and deserves should be put forth. He objected to the Resolution being approved. He noted that regardless of communication issues, cities know how to communicate with each other. He indicated it sets a poor precedent. Councilman Garrett suggested that the City Council move on down the road so it maintains representation. Councilwoman Ipaye indicated she agrees with Mr. Bradley but in future she would like to see the representation rotated.

Councilwoman Ipaye made a motion to approve Resolution R-23-16, a Resolution of the City Council of the City of Glenn Heights, Texas, Affirming the Appointment of a Shared Board Member with the Cities of Garland and Rowlett to Serve on the Dallas Area Rapid Transit ("DART") Board as Provided in Section 452 of the Texas Transportation Code; and Providing for an Effective Date. Councilman Adams made the second. The motion carried with the following vote:

VOTE: **5** **Ayes** – Ipaye, Tate, Adams, Garrett, and George
 2 **Nays** – Davis, and Bradley

5. Discuss Waste Management Services. City Manager Benavides introduced a request by Mr. Steve Keller of Waste Management Services if this matter could be tabled until the next City Council Meeting and he will be present. He was not able to be present due to a conflict in scheduling. Mayor Tate informed the City Council that Mr. Keller was present at a neighborhood meeting held at City Hall on Saturday to answer questions.

Councilman Adams made a motion to table this agenda matter until August 16 to allow the Waste Management representatives an opportunity to be in attendance and address the City Council. Councilman George made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

6. Discuss and consider appointment to Planning and Zoning Commission in Place 4 for a Three Year Term. Senior Planner Tennant addressed the City Council indicating the applications are in the City Council agenda packet. He noted that one of the candidates; Mr. Julius White was at the City Council Chambers earlier during the reception but does not appear to be at the City Council Meeting.

Councilman Adams made a motion to appoint Ms. Delores Dunn to serve in Place 4 of Planning and Zoning Commission for a three year term. Mayor Tate made the second. There was a question about the term of service. Mr. Tennant indicated the term would be from July 2016 to July 2019. The motion failed with the following vote:

VOTE: 2 Ayes – Tate and Adams.
5 Nays – Davis, Bradley, Ipaye, Garrett, and George

Councilman Garrett made a motion to appoint Mr. Julius White to serve in Place 4 of the Planning and Zoning Commission for a three year term from July 2016 to July 2019. Councilwoman Ipaye made the second. The vote carried with the following vote:

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

7. Discuss and consider Ordinance O-10-16, 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 from Single-Family Residential (SF-3) District to a Planned Development District (PD-19) for Approximately 47.7 Acres of Land, Located at South Westmoreland and Roaring Springs Drive, Glenn Heights, Dallas County, Texas, (The "Property"), and Being More Particularly Described and Depicted in Exhibit "A" Attached Hereto, for the Development of a Planned Residential Subdivision Containing One Hundred and Nineteen (119) Single Family Lots and One (1) Open Space Lot; Providing for the Approval of the Development Regulations Attached Hereto As Exhibit "B"; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for 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. (Second Reading)

Senior Planner Tennant addressed the City Council indicating there was a neighborhood meeting with the Developer at the subdivision following the City

Council's directive from when this agenda matter was previously discussed and considered. He noted that meeting took place on August 1 and there was spirited exchange. There were six items that were brought up and addressed: the adjustment of the construction working hours; the management of staging of construction vehicles as they enter into the Phase I Development; the introduction of traffic calming devices; drainage or fluming of the cul-de-sac area- Meadow Springs Drive, additional lighting, and regulations for the Park. He noted that two of the items are addressed within the City's ordinances; work construction hours and park hour regulations.

Mr. Jason Elms, Vice-President of Pape-Dawson Engineers, 5700 Plano Parkway, Suite 2500, Plano, representing the Developer, addressed the City Council. He noted the meeting was very well attended including the City Manager and the Senior Planner. There was frustration voiced during the first part of the meeting not related to this project. However, he noted that it framed the discussion for this particular development and because it is important to the residents, it is important to understand the residents' perspectives and concerns. He noted that once infrastructure is completed, the traffic coming in and out of the back area will be staging from the north. The adjustment to the working hours will be 7 a.m. to 7 p.m. Monday through Friday, 7 a.m. to 5 p.m. on Saturday, no work hours on Sunday. Make three-way stops at all of the intersections that are needed. Additionally, a no outlet sign will be installed. He noted the Developer is willing to do that. A flume, a contract channel, the downstream portion is built up. So, water is backing up into the cul-de-sac. During Phase II, the Developer will clean that out. Lighting is a concern. He noted the lighting is more decorative in nature. Phase II design will consider the light that is thrown off instead of considering aesthetics. Most residents did not want a park because of concerns it would attract non-residents to the park for non-recreational purposes. It was agreed that a park will be constructed including signage posted for park use hours. Existing Phase I homeowners will not be required to pay HOA fees and to have access to the Park. Only Phase II residents will be required to join the HOA.

The City Council deliberated and made a few suggestions including some aesthetic differentiations and including HOA payments within the mortgage payments. It was noted that Congress passed legislation disallowing that inclusion. Staff noted a PID can be set up to address these issues. The City Council asked Whitt Wyatt about adopting a PID or an HOA. He noted that at some point in the future, the City Council can come back and amend this PD by ordinance. He suggested the City Council adopt this ordinance. Staff and the City Attorney's Office can get with the Developer and bring back a PID and HOA. Ms. Benavides noted this has to come back to plat the land.

Mr. Elms noted that what is at issue is the ownership of the Park. The Park is going to be owned by the HOA. If the concern about the Park is about mowing and irrigation, the HOA would be the way to go to address those issues versus establishing a PID.

Motion by Mayor Pro Tem Bradley to approve Ordinance O-10-16, 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 from Single-Family Residential (SF-3) District to a Planned Development District (PD-19) for Approximately 47.7 Acres of Land, Discuss and consider Ordinance O-10-16, 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 from Single-Family Residential (SF-3) District to a Planned Development District (PD-19) for Approximately 47.7 Acres of Land, Located at South Westmoreland and Roaring Springs Drive, Glenn Heights, Dallas County, Texas, (The "Property"), and Being More Particularly Described and Depicted in Exhibit "A" Attached Hereto, for the Development of a Planned Residential Subdivision Containing One Hundred and Nineteen (119) Single Family Lots and One (1) Open Space Lot; Providing for the Approval of the Development Regulations Attached Hereto As Exhibit "B"; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for 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. (Second Reading) Councilman Adams made the second. The motion carried with the following vote:

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

The City Council took a break from 8:46 p.m. to 8:55 p.m.

8. Public Hearing to receive testimony relative to a request for a Specific Use Permit (S.U.P.) by On Solid Ground Corporation dba Bear Creek BBQ, for a Specific Use Permit at 1308 E. Bear Creek Road. The property is presently zoned Retail (R) and the request is to allow a Specific Use Permit (SUP) for the retail sale of on-premise and off-premise consumables. Zoning Docket 05-16.

Motion by Mayor Pro Tem Bradley to open the Public Hearing at 8:56 p.m. Councilman Adams made the second. The motion carried with the following vote:

VOTE: **7** **Ayes** – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Mayor Tate opened the Public Hearing at 8:56 p.m. There being no speakers to address the City Council, the Mayor announced he would accept a motion to close the public hearing.

Motion by Mayor Pro Tem Bradley to close the Public Hearing at 8:57 p.m. Councilman Adams made the second. The motion carried with the following vote:

VOTE: **7** **Ayes** – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Mayor Tate closed the Public Hearing at 8:57 p.m.

9. Discuss and consider Ordinance O-11-16, 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 Restaurant with the Sale of Off-Premise Consumables, Located at 1308 East Bear Creek Road, Suite 106, Glenn Heights, Dallas County, Texas, Consisting of Approximately 1,470 Square Feet on Land Zoned Retail (“R”), and Being More Particularly Depicted and Described in the Site Plan Attached Hereto as Exhibit “A”; Providing for the Approval of the Landscape Plan Attached Hereto As Exhibit “B”; Providing for the Approval of the Lighting Plan Attached Hereto as Exhibit “C”; Providing for the Approval of a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for 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. (First Reading) Zoning Docket 05-16. [On Solid Ground Corporation dba Bear Creek BBQ, for a Specific Use Permit at 1308 E. Bear Creek Road.]

Mr. Rommel Artis, 814 Monette Drive, resident and applicant addressed the City Council to ask for the City Council’s approval and to answer their questions. A question was raised about whether alcohol, beer and wine will be served. He indicated that is not part of their business model at this time.

Motion by Mayor Pro Tem Bradley to approve consider Ordinance O-11-16, 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 Restaurant with the Sale of Off-Premise Consumables, Located at 1308 East Bear Creek Road, Suite 106, Glenn Heights, Dallas County, Texas, Consisting of Approximately 1,470 Square Feet on Land Zoned Retail (“R”), and Being More Particularly Depicted and Described in the Site Plan Attached Hereto as Exhibit “A”; Providing for the Approval of the Landscape Plan Attached Hereto As Exhibit “B”; Providing for the Approval of the Lighting Plan Attached Hereto as Exhibit “C”; Providing for the Approval of a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for 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. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Motion by Councilman Adams to open the Budget Workshop at 9:07 p.m. Councilwoman Ipaye made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Mayor Tate announced the Budget Workshop open at 9:07 p.m.

PROPOSED FISCAL YEAR 2016-2017 BUDGET WORKSHOP

10. Formal Presentation of the Proposed Fiscal Year 2016-2017 Operating Budget

City Manager Benavides addressed the City Council opening her formal presentation of the Proposed Fiscal Year 2016-2017 Operating Budget. Ms. Benavides.

Ms. Benavides presented the elements of the Budget Document; the annual budgeting process as being a collaborative effort and responsibility of the City Council, the City Manager, and the City staff; the legal authorization in the Home Rule Charter detailed in Article 5, Section 5.02 Powers and Duties of the City Manager, and the four key communication roles; serving as a policy document, a financial plan, an operations guide, and used to communicate comprehensively and provide transparency to the public.

Ms. Benavides briefed the City Council using FY 2016-2017 Proposed Revenue and Proposed Expenditure Summaries. She reported the City's Revenue is comprised of these components: General Fund, Debt Service, Special Revenue, Capital Projects and Proprietary Funds (Utilities). The combined budget expenditures are \$28.89 million with \$15 million representing funding from the November 2015 Bond Election and an additional \$7.25 million beginning fund balance. She reported the City's Expenditures are comprised of the following components: General Fund, Debt Service, Special Revenue, Capital Projects and Proprietary Funds (Utilities). The combined budgetary expenditures are \$19.13 million with an additional \$765,000 in transfers.

Ms. Benavides noted Revenue Highlights: projected revenue increased in Property Taxes; slight decrease in Permit Fees; and consistent increase in all other Revenue areas. She reported that the proposed Tax Rate for the 2016 Ad Valorem (Property Tax) is \$0.935536 per hundred dollars valuation. The net taxable value is \$492,498,684 which represents a 10.03% increase over the FY 2015-2016 next taxable value. Of the Proposed Ad Valorem Tax Rate of \$0.935536, 0.253062 is Interest and Sinking Tax Rate, and 0.68424 is Maintenance and Operation Tax Rate per \$100 valuation.

Ms. Benavides reported on Expenditure Highlights: reduction in costs for employee health benefits; increased public safety investment including two new police officers, a deputy chief of police, a new fire engine, and police command vehicles. Also included is funding for road work on Hampton and Westmoreland. Staffing increases include a building inspector, part-time code compliance officer, salary increase for dispatchers, an executive director of Economic Development, a fiscal officer, and an administrator of emergency management.

Ms. Benavides discussed proposed personnel and organizational structure. She indicated that the Department Heads and senior staff will present in future budget

workshops elements of their proposed work programs. She ended the formal presentation with future challenges; including doing more with less; employee retention; aging infrastructure; increased residential development and increased citizen demands; revenue diversification and outgrowing existing City facilities. She noted the City of Glenn Heights is proud of its innovative use of scarce resources; reaching a point of growth and development; and that the City's economic outlook is promising with the recent population increase serving as a catalyst for future economic growth. Ms. Benavides thanked the City Council and City staff for their continued partnership which allows the City to meet in an effective manner its challenges and to take advantage of new opportunities in the future.

- a. 2016 Proposed Property Tax Rates including Effective and Rollback Rate Calculations
- b. Discuss Proposed Personnel
- c. Employee Benefits Recommendation

Organizational Development Director Harvey made a formal presentation to the City Council related to Employee Benefits Recommendation.

Ms. Harvey compared the offerings of the City's current medical insurance provider by base and core plans reflecting the employee's cost versus the City's contribution. She compared the monthly renewal rates offered by the City's current medical insurance provider again comparing the employee's cost versus the City's contribution.

She informed the City Council that the recommended plan for Medical Insurance is the Texas Municipal League Intergovernmental Benefits Pool, which uses a United Healthcare Network.

The model consists of Consumer Centered Pool Plans. Under a Defined Contribution Plan, each employee will be given a defined amount, based on coverage elections, toward health insurance each month. She noted that the Consumer Centered Pool Plans will meet the needs of the employee and stabilize and reduce costs for the City; will align with the goals of the City to move toward a defined contribution plan; allows buy up and down options for each employee; and have plans ranging from traditional PPO plans to high deductible health plans. She detailed other TMI IEPB Benefits including additional medical insurance programs. She detailed other insurance coverage benefits including the continuation of other cost savings benefits.

End Budget Workshop

Motion by Councilman Adams to close the Budget Workshop at 9:50 p.m. Councilwoman Ipaye made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Mayor Tate announced the Budget Workshop closed at 9:50 p.m.

Motion by Councilman Adams to extend the City Council Meeting until 10:15 p.m.
Mayor Tate made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

The Mayor announced that the City Council will recess temporarily to convene a meeting of the Glenn Heights Employee Benefits Trust at 10:27 p.m.

**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS EMPLOYEE BENEFITS TRUST
TUESDAY, AUGUST 2, 2016**

Notice is hereby given that the City of Glenn Heights Employee Benefits Trust will hold a special meeting on Tuesday, August 2, 2016 beginning at 7:00 P.M. in the City Hall, City Council Chambers, located at 1938 S. Hampton Road, Glenn Heights, Texas as prescribed by V.T.C.S., Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

1. Call the Meeting to Order at 10:27 p.m. with all City Council Members present.
2. Consider action awarding bid for Employee Medical, Prescription, Dental and Basic Life Insurance. See Item 11.

Motion by Councilman Adams to award the bid for Employee Medical, Prescription, Dental and Basic Life Insurance to the Texas Municipal League Benefits Pool for Medical Insurance, Ameritas for Dental Insurance, and Dearborn for Basic Life Insurance. Councilman George made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

3. Adjourn City of Glenn Heights Employee Benefits Trust Meeting. There being no other business to consider, the Mayor adjourned the City of Glenn Heights Employee Benefits Trust Meeting at 10:29 p.m.

Motion by Councilman Adams to extend the City Council Meeting to 10:30 p.m.
Councilman George made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

Call the City Council Meeting Back to Order

Mayor Tate reconvened the City Council Meeting at 10:29 p.m. with all City Council Members present.

AGENDA

11. Consider and Approve Resolution R-29-16 authorizing the City of Glenn Heights Employee Benefits Trust to Pay the Obligations of the Trust as it Relates to Insurance Contracts that the Trust Awards, and furthermore, that the City Council Authorizes any Transfers of Funds that may be Necessary During the Fiscal Year to Fund the Trust's obligations.

Motion by Mayor Tate to approve Resolution R-29-16 authorizing the City of Glenn Heights Employee Benefits Trust to Pay the Obligations of the Trust as it Relates to Insurance Contracts that the Trust Awards, and furthermore, that the City Council Authorizes any Transfers of Funds that may be Necessary During the Fiscal Year to Fund the Trust's obligations. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

12. Discuss and consider the 2016 Proposed Property Tax Rate.
 - a. Discuss and consider scheduling two public hearing dates on the 2016 Proposed Property Tax Rate; August 23 and August 30.
 - b. Discuss and consider scheduling public hearings on the Proposed 2016-2017 Budget; August 30 and September 6.

Finance Director Sutton made a formal presentation on the proposed Property Tax Rates.

Motion by Councilwoman Ipaye to approve scheduling all four public hearing dates under 13 a. and 13 b. including the amended 2016-2017 Budget Calendar due the limited time remaining in the City Council Meeting. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George

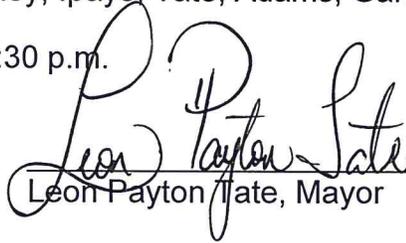
13. Discuss and consider adopting amended 2016-2017 Budget Calendar.

ADJOURNMENT

Councilman Adams moved to adjourn. Councilwoman Ipaye made the second. The motion carried with the following vote:

VOTE: 7 Ayes – Davis, Bradley, Ipaye, Tate, Adams, Garrett, and George.

Mayor Tate adjourned the meeting at 10:30 p.m.



Leon Payton Tate, Mayor

Attest:



Juanita Willman, City Secretary


Passed and approved the 16th day of August, 2016.