

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

JUNE 7, 2016

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

On the 7th day of June, 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
Sidney Davis	*	Council Member
Tony Bradley	*	Mayor Pro Tem
Emma Ipaye	*	Council Member
Ron Adams	*	Council Member
Harry Garrett	*	Council Member
Glenn George	*	Council Member (8:36 p.m. arrival)

STAFF:

Aretha Ferrell-Benavides	*	City Manager
Janie Willman	*	City Secretary
Lakeita Sutton	*	Director of Finance
Lt. Keith Moore	*	Fire Department
Charles Brewer	*	Director of Infrastructure
Kacye Harvey	*	Director – Organizational Development
Millicent Williams	*	
Jeremy Tennant	*	Senior Planner, Planning/Economic Development
Phillip Prasifka	*	Police Chief
Robert Slovak	*	IT Coordinator
Folakemi Osoba	*	Executive Assistant - City Manager

CONSULTANT:

Whitt Wyatt	*	Office of the City Attorney
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Mayor Tate called the meeting to order at 7:03 p.m.

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

INVOCATION: Pastor Kelly Wolverton, Hampton Road Baptist Church, gave the invocation.

PUBLIC COMMENT: Pastor Kendrick Loller, World Harvest Council of Government Alliance addressed the City Council on the World Harvest Ministries' community relationships and services offered.

PROCLAMATIONS:

- Juneteenth, June 19
- Father's Day, June 19

CONSENT AGENDA

Mayor Pro Tem Bradley moved to approve the Consent Agenda.
Councilman Adams made the second. The motion carried with the following vote:

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

1. Approve the City of Glenn Heights City Council Minutes of the May 17, 2016 Regular City Council Meeting.
2. Approve Resolution R-15-16, Authorizing the Designation of Personnel as Signatories for Financial Transitions of the City of Glenn Heights, Texas, on all City accounts held with the Principal Financial Group Computershare of College Station, Texas.

AGENDA

3. Presentation and Discussion on City bond issuance, financing and expenditures of funds.
 - A. City bond debt servicing presentation by Jason Hughes, Hilltop Securities.
 - B. Discuss and consider initial bond sale amounts.
 - C. Discuss and consider action R-16-16, a Resolution Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt.

Jason Hughes, Managing Director of Hilltop Securities and Financial Advisor to the City of Glenn Heights briefed the City Council on the basics of debt service issuance and requirements. He discussed the steps for bond issuance, Standard & Poors Credit Rating, and items for consideration by the City Council.

Following the City Council discussion on initial bond sale amounts which included questions about the effect of principal deferral; reasons for and against, the City Council's desire to issue debt based on need and issuance based on project ready needs within 12 to 18 months, funding options based on upcoming City projects including obtaining the TIGER Grant, significant roadwork within the City, construction of a new public safety facility and recreational facility as authorized by the City's voters in November 2015, the City Council considered direction to Mr. Hughes. There was consensus that Bond Counsel bring back a Resolution for \$12 million and \$15 million, respectively, for 15 years and 20 years, respectively, including the standard 10 year call feature.

Following further discussion, the City Council considered direction by minute order.

Motion by Mayor Pro Tem Bradley to consider a resolution at the June 21, 2016 City Council Meeting for the entire \$15 million. Councilwoman Ipaye made the second. The motion failed with the following vote:

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

Following brief discussion on Resolution R-16-16, a Resolution Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt, the City Council considered action.

Motion by Mayor Tate to approve Resolution R-16-16, a Resolution Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt. Councilwoman Ipaye made the second. The motion carried with the following vote:

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

4. Discuss and Consider action on Resolution R-17-16 supporting the market rate and affordable housing development known as Palladium Glenn Heights Initiative with a 4 percent Tax Credit located on 15 +/- acres of real property owned by the City and situated approximately 3500 feet north of Ovilla Road, along the east side of Hampton Road between Craddock Drive and Wilshire Drive in the City of Glenn Heights, Ellis County, Texas.

City Manager Benavides explained to the City Council that this agenda matter will be considered at the June 21 City Council Meeting with the same Resolution and a public hearing component.

5. Discuss and Consider upgrades to the Public Safety Communications System. Police Chief Prasifka briefed the City Council on this agenda matter. He informed the City Council that aging equipment suffered irreparable failure on April 23, 2016. He made a formal presentation detailing the needs for upgrading the City's Public Safety Communications System which had outlived its expected functionality many years earlier. Chief Prasifka explained that funding from a special restricted 9-1-1 fund replenishes at the rate of over \$45,000 per year from wireless fees. Following questions answered by the staff, the City Council considered action.

Motion by Councilwoman Ipaye not to exceed \$359,200, including \$54,500 for a new console system; \$190,000 for a new E-9-1-1 system; \$28,000 for a fire repeater and upgrade and repair of the outdoor emergency alert system; and \$86,700 for the mobile CAD system including in-vehicle capabilities for Police & Fire; GPS Tracker System with fleet CAD mapping for 12 units, and related costs for implementation, including computers for vehicles, mounts, etc.

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 indicated he would like a written plan prepared regarding the evaluation of the system.

6. Discuss and Consider action on Resolution R-18-16 of the City Council of the City of Glenn Heights, Texas, amending resolutions R-16-15, R-13-15, R-12-15, R-14-13, and R-21-15 creating a job classification table and compensation plan to further amend the job classification table to provide for a new additional full time planner position for the Department of Planning and Economic Development, revised position titles, and removal of positions within the job classification table; providing a repealing clause; and providing for an effective date.

City Manager Benavides explained that the City of Glenn Heights is experiencing record growth and development. She informed the City Council that she considering hiring an additional planner after learning of the rates charged by professional planning services organizations. Ms. Benavides further explained the impact of continued transitioning from the Permitting Clerk and the Code Enforcement Officer's positions on the planning staff. Regarding the anticipated workload for the additional planner, Ms. Benavides indicated that work focus would be to assist in updating the City's Comprehensive Master Plan, the City's Zoning Ordinance, Sign Regulations and other planning and development regulations to ensure they work in concert with the City's regulations to facilitate development while maintaining the character of the City of Glenn Heights. The City Council asked about the anticipated reporting structure and why a permitting clerk is not being requested. Following staff responses, the City Council considered action on Resolution R-18-16.

Motion by Councilman Adams to approve Resolution R-18-16 of the City Council of the City of Glenn Heights, Texas, amending resolutions R-16-15, R-13-15, R-12-15, R-14-13, and R-21-15 creating a job classification table and compensation plan to further amend the job classification table to provide for a new additional full time planner position for the Department of Planning and Economic Development, revised position titles, and removal of positions within the job classification table; providing a repealing clause; and providing for an effective date. Councilman Garrett made the second. The motion carried on the following vote:

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

7. Discuss and consider action on Resolution R-19-16 Authorizing Interlocal Agreement with the City of DeSoto Purchasing Cooperative for Concrete Street Repairs.

Director of Infrastructure and Public Works Brewer briefed the City Council on the opportunity to leverage the City's tax dollars by partnering with the City of DeSoto

and obtaining savings from economy of scale purchasing power. It was noted that the City of Glenn Heights' Purchasing Manual authorizes the City to partner with other jurisdictions including cooperative contracts with Councils of Government and through affiliation with the Texas Municipal League. He noted that he is working on a street analysis report which will be brought back to the City Council at a future meeting.

The City Council raised questions about soil suitability under existing deteriorated road conditions and the need to map repair locations previously made throughout the City.

Motion by Councilman Adams to approve Resolution R-19-16, a Resolution of the City Council of the City of Glenn Heights, Texas, Authorizing the Mayor to Execute an Interlocal/Cooperative Purchasing Agreement with the City of DeSoto for the Use of the City of DeSoto's Awarded Contract for Concrete Street Construction and Maintenance; and Providing for an Effective Date. Councilman George made the second. The motion carried with the following vote:

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

8. Discuss and consider future meeting with the Texas Department of Transportation (TxDoT) to discuss Bear Creek, Exit 412 Intersection Project. (Requested by Mayor Tate.) Mayor Tate introduced this agenda matter informing the City Council that he met with Cedar Hill Mayor Rob Franke. He informed the City Council that he would like their input related to an upcoming meeting with the Texas Department of Transportation to discuss anticipated improvements to Exit 412, Bear Creek Intersection Project. The City Council provided the following input as improvements they would like to see included in the upcoming enhancements to the Project; signal lights at the U-turn lane, a plan for widening access roads, more street/safety lighting coming down the service roads to the location of the intersection bridge, and wanting to see a vision for the future of this intersection.
9. Discuss and consider action on Resolution R-20-16, a Resolution of the City of Glenn Heights authorizing the City Manager to submit an application to the U.S. Department of Justice for a C.O.P.S. Grant and authorize matching funding.

Police Chief Prasifka briefed the City Council on this agenda matter. He reported that if the Department of Justice selects the City of Glenn Heights funding, the Office of Community Oriented Police Services (C.O.P.S.) will fund one full-time police officer for a period of 36 months. The City of Glenn Heights would be required to extend the employment of the officer for 12 months after the grant funding concludes.

Motion by Mayor Pro Tem Bradley to approve Resolution R-20-16, Authorizing an Application for a Grant through the United States Department of Justice, Office of Community Oriented Police Services, 2016 COPS Hiring Program. Councilman Davis made the second. The motion carried with the following vote:

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

10. Discuss and consider update on Summer Employment Program.

Organizational Development Director Harvey updated the City Council on the progress of the Summer Intern Program. The City Council noting that there is still capacity for hiring Glenn Heights students for this Summer Intern Program asked staff to make a renewed and concerted effort to get the word to the City's students who might qualify for the program. City Manager Benavides was asked about the availability of interns funded and provided by the Council of Governments (COG). Ms. Benavides indicated she will follow-up with the COG. The City Council also asked that staff prepare a write-up to ensure that next year's Summer Employment Program is expanded and successful. It was suggested that as a second tier reach out that we give consideration to neighboring city students. Ms. Harvey noted that outcomes can arise from what is learned from this year's exit interviews.

11. Conduct a Public Hearing on proposed Ordinance O-08-16 amending the Fiscal Year 2015-2016 Budget and Consider action on Ordinance O-08-16, an Ordinance of the City Council of the City of Glenn Heights, amending the Fiscal Year 2015-2016 Budget. (First Reading)

Motion by Mayor Tate to open the Public Hearing at 9:45 p.m. Second by Councilman Adams. The motion to open the Public Hearing at 9:45 p.m. carried with the following vote:

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

There being no one to address the City Council during the Public Hearing, Mayor Tate made a motion to close the Public Hearing at 9:46 p.m. Councilman Adams made the second. The motion to close the Public Hearing at 9:46 p.m. carried with the following vote:

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

Mayor Tate closed the Public Hearing at 9:46 p.m.

Motion by Mayor Pro Tem Bradley to extend the City Council Meeting to 10:30 p.m. Mayor Tate made the second. The motion to extend the City Council Meeting to 10:30 p.m. carried with the following vote:

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

City Manager Benavides briefed the City Council on this agenda matter. She updated the City Council on the changes to the data contained in the Ordinance document.

The City Council deliberated about ensuring that funding for projects of a nature to be considered capital items is carried forward to assure that as the funds grow the money does not revert to the general fund balance but remains set aside in special funds; to look at the reserves and the levels of the required reserve funds to ensure we are in line with the budget season to look at how we are creating a capital budget. It was noted that the City Council needs to look to create a capital bond budget. It was further noted that under the agenda item for capital items those are items for which the City Council needs to start planning in the next fiscal year.

Ms. Benavides explained that there are some capital budget items and that the City is going to set up a capital budget in this next budgeting cycle. She indicated that she thinks the City needs to halt any movement in the Reserve Fund; she stated that once the City has had a credit rating in advance of issuing bonds, the City may continue any required spending.

The City Council asked to have that confirmed by bond counsel and to have that information provided in the time for the next meeting.

Following City Council deliberation, the City Council considered action.

Motion by Councilman Adams to approve Ordinance O-08-16, an Ordinance of the City Council of the City of Glenn Heights, amending the Fiscal Year 2015-2016 Budget. (First Reading) Councilman George made the second. The motion carried with the following vote:

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

12. Discuss City of Glenn Heights Grass Ordinance. (Requested by Mayor Tate.)

Mayor Tate introduced this agenda matter as needing to update an outdated ordinance and to be able to distinguish between what is a vacant lot which may have a 10 inch maximum height for grass to be cut from a larger parcel of land on which grass is allowed to grow to a 48 inch maximum.

City Attorney Wyatt explained the differences in the City's ordinances and what is authorized by statute. He referenced the resolutions which had just been distributed to the City Council related to programs where the City is mowing grass on privately owned rights-of-way (ROW) along public streets within the City of Glenn Heights can be repealed. He noted the City's ordinance is standard in nature and authorizes what the City needs. The two resolutions represent policy which if the City Council wants to repeal or change its policy, it can do so.

Mayor Tate asked the City Council to email the City Manager with their preferences.

PRESENTATIONS / REPORTS

13. Update on City Council attendance. Mayor Tate thanked the City Secretary for the report. He asked that any questions arising from the information provided should be forwarded to the City Secretary for follow-up and response.
14. Presentation and discussion concerning present and future City Capital Equipment needs. There was no City Council discussion of this presentation due to the late hour.
15. Presentation and discussion concerning present and future grant opportunities for the City. There was no City Council discussion of this presentation due to the late hour.

EXECUTIVE SESSION

16. Executive Session.

- A. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section 551.071(1)(A), Consultation with the City's Attorneys regarding Pending or Contemplated Litigation in the matter of Liquor Depot Bear Creek, L.P. v. the City of Glenn Heights, Cause DC-16-03495 to allow the governmental body to seek the advice of its attorneys.
- B. The City Council will reconvene into Open Session to consider any matters arising out of Executive Session, Section 551.071(1)(A), Consultation with the City's Attorneys in the matter of Liquor Depot Bear Creek, L.P. v. the City of Glenn Heights, Cause DC-16-03495.

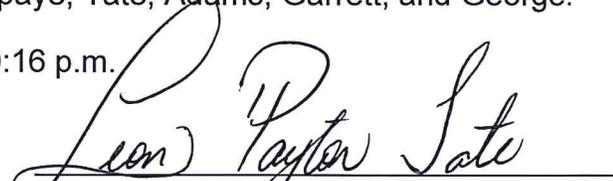
City Attorney Whitt Wyatt informed the City Council that he had no updates besides the information that had been previously provided to the City Council from the TML-IRP assigned attorney. Understanding there was no need for an Executive Session, the Mayor Tate announced the City Council will dispense with the Executive Session.

ADJOURNMENT

Mayor Pro Tem Bradley moved to adjourn at 10:16 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 adjourned the meeting at 10:16 p.m.



Leon Payton Tate, Mayor

Attest:



Juanita Willman, City Secretary

Passed and approved the 21st day of June, 2016.