

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

**FEBRUARY 2, 2016**

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

On the 2<sup>nd</sup> day of February, 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
Sidney Davis	*	Council Member
Tony Bradley	*	Mayor Pro Tem
Emma Ipaye	*	Council Member
Harry Garrett	*	Council Member (7:05 p.m.)
Glenn George	*	Council Member
Absent: Ron Adams	*	Council Member

**STAFF:**

Aretha Ferrell-Benavides	*	City Manager
David Hall	*	Managing Director
Janie Willman	*	City Secretary
Othel Murphree	*	Assistant City Secretary
Phillip Prasifka	*	Chief of Police
Eddie Burns	*	Fire Chief
Charles Brewer	*	Director of Public Works
Lakeita Sutton	*	Director of Finance
Kacye Harvey	*	Organizational Development
Millicent Williams	*	Community Engagement
Robert Slovak	*	I.T. Coordinator

**CONSULTANT:**

Whitt L. Wyatt	*	Office of the City Attorney
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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 Bruce Anderson gave the invocation.

**PUBLIC COMMENT:** Those persons who signed up to speak asked to address the Mayor and City Council on their specific item of interest.

**OATHS OF OFFICE ADMINISTERED:** Mayor Leon Tate administered the Oaths of Office to new City Secretary Juanita “Janie” Willman. Mayor Tate thanked Ms. Othel for her public service to the City during her tenure as City Secretary.

### **CONSENT AGENDA**

1. Approve the City of Glenn Heights City Council Minutes of January 26, 2016.

Mayor Pro Tem Bradley moved to approve the minutes of January 26, 2016. Councilman Davis made the second. The motion carried with the following vote:

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

### **AGENDA**

2. Briefing on the Donald T. Shields Elementary School. Managing Director Hall briefed the Mayor and City Council on the responses to questions arising from the December 26, 2015 Tornado damages to the Donald T. Shields Elementary School. Staff is in process of reviewing records released from Red Oak ISD’s structural investigation. A meeting will be scheduled with Bureau Veritas and Red Oak ISD. Mayor Tate asked that the Red Oak Independent School District Superintendent be invited to come to the next City Council Meeting.

3. Discuss the City of Glenn Heights engineering feasibility study of Bear Creek Road and Bear Creek Channel Study to include Dallas County. City Manager Benavides introduced this item as having been requested by Mayor Leon Tate. It was noted that an expanded study can be done for the City’s two major thoroughfares; money is available. It was further noted that since time and money can change, the City Council must be ready with projects that are shovel-ready.

4. Discuss and consider City of Lancaster’s cost share proposal for repair of Interstate 35 East street lights. City Manager Benavides briefed the Mayor and City Council on a request by the City of Lancaster for cost sharing for needed repairs. The agreement obtained from the Texas Department of Transportation (TxDOT) for maintenance with the City of Lancaster requires the jurisdiction in which the street lights are located to pay for the illumination and maintenance. The City of Lancaster is requesting financial support from both Glenn Heights and DeSoto to share in the cost of needed repairs in the amount of \$15,636.93 per city. The Mayor and City Council asked questions about the power source, increasing patrols, cost sharing based on population, and commented that the City should be on record with TxDOT of the number of lights from border to border.

Motion by Mayor Pro Tem Bradley to table this item until the next scheduled meeting. Councilman George made the second. The motion carried with the following vote:

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

5. Update on 2015/2016 Community Engagement's Events Calendar. Community Engagement Coordinator Millicent Williams updated the Mayor and City Council on the City's 2016 Schedule of Events focusing on the impact of effective communications to ensure full participation of elected officials, city staff and community residents. It was noted that each event has an associated Council-approved budget. The State of the City Address was announced as being scheduled for March 12, 2016.

6. Discuss City of Glenn Heights February 27, 2016 Strategic Planning Session. City Manager Benavides briefed the Mayor and City Council on the need to have their pre-questionnaires completed and returned directly to Dr. Kyle by February 8. The Strategic Planning Session is scheduled from 9 a.m. to 1 p.m. at UNT at Dallas. There will be a follow-up session with Dr. Kyle, the City Council, and the City Manager focusing on the 2020 Strategic Plan and beyond.

7. Presentation of options for Glenn Heights Academy Public Charter School. Mr. Anthony Jefferson briefed the Mayor and City Council. It was noted that the application is at the external review stage. Questions were raised regarding whether the application can be expanded to include from kindergarten to 12<sup>th</sup> grade and comments were made regarding the possibility of a satellite campus. Mayor Tate announced this item would have to be placed on a future agenda for action.

8. Public Hearing on Zoning Docket 01-16 to receive testimony relative to a request for a Special Use Permit (SUP) to allow for the retail sale of off-premises alcoholic consumables at 1308 E. Bear Creek Road, Suites 130, 122, and 120 by Liquor Depot. The property is presently zoned R Retail.

Motion by Mayor Pro Tem Bradley to open the Public Hearing at 8:24 p.m. Councilman Garrett made the second. The motion carried with the following vote:

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

The following persons spoke in favor of the application being approved:

Reverend Archie Sauls, 496 Justice, Cedar Hill

Dallas Cochrum, applicant, 900 Jackson Street, Dallas, introduced brief comments and referenced 130 letters of support for the application being approved.

David Chon, 1308 East Bear Creek, Glenn Heights

Rommel Artis, 814 Monette Drive, Glenn Heights

The following persons spoke in opposition of the application being approved:

Ray Hall, 2000 Berkeley Drive, Glenn Heights

Frankie Grant, 1204 Madison Terrance, Glenn Heights

There being no other speakers to come forward, the Mayor and City Council considered action to close the public hearing.

Motion by Mayor Pro Tem Bradley to close the Public Hearing at 8:47 p.m. Councilman George made the second. The motion carried with the following vote:

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

9. Consider and approve an Ordinance approving a Special Use Permit (SUP) to allow for the retail sale of off-premises alcoholic consumables at 1308 E. Bear Creek Road, Suites 130, 122, and 120 by Liquor Depot. (First Reading)

City Senior Planner Jeremy Tenant clarified that the suites combined and previously identified as 130, 122, and 120 are now to be identified as Suite 110. He briefed the Mayor and City Council on this request. The Mayor and City Council considered concerns about traffic and proper notification to property owners with 200 feet as required by statute.

Dallas Cochrum, applicant, addressed the Mayor and City Council regarding his application answering questions and concerns that arose during the Public Hearing, Agenda Item 8, and on Agenda Item 9.

Following City Council deliberation, City Manager Benavides answered questions. Following staff clarifications, the Mayor and City Council considered the City Attorney's offer for consultation in Executive Session for Consultation to answer any questions related to statutes and to the case being considered.

Motion by Mayor Tate to convene into Executive Session at 9:18 p.m. to seek legal advice from City Attorney regarding Agenda Item 9. Councilwoman Ipaye made the second. The motion carried with the following vote:

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

Motion by Mayor Pro Tem Bradley to reconvene into Open Session at 9:45 p.m. Mayor Tate made the second. The motion carried with the following vote:

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

It was announced that there was no action arising out of Executive Session conducted under Agenda Item 9.

Mayor Tate made some brief comments about the case being considered.

Motion by Mayor Pro Tem Bradley to deny Zoning Docket 01-16 for a Special Use Permit (SUP) to allow for the retail sale of off-premises alcoholic consumables at 1308 E. Bear Creek Road, Suite 110, by Liquor Depot. Second by Councilwoman Ipaye. The motion carried with the following vote:

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

10. Update on the December 26, 2015 Tornado Recovery Update. Fire Chief Burns updated the Mayor and City Council. Last week, Governor Abbott sent a disaster declaration to the President. The Texas Department of Emergency Management is looking for potential Disaster Recovery Centers; long term centers to assist residents with disaster assistance programs. Potential locations are being sought for DRCs.

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

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

**11.** Discuss and consider taking action concerning the City of Glenn Heights Information Technology (IT) Systems, including assessment of the City's current hardware, software and related IT facilities and assessment of future actions and/or expenditures to address the City's IT System needs.

Robert Slovak, Information Technology Coordinator, reported to the Mayor and City Council detailing the City's technology needs including an implementation plan to upgrade the City's hardware and software at an approximate cost of \$70,000.

Motion by Mayor Pro Tem Bradley to fund the \$70,000 from the Water/Sewer Reserve Fund and the General Reserve Fund with an equal amount of \$35,000 each. Councilman George made the second. The motion carried with the following vote:

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

The Mayor and City Council encouraged the staff to keep them updated as to any needs for additional personnel to get the system changes installed.

**12.** Executive Session and Resulting Action. The City Council convened into Executive Session pursuant to Section 551.071(1)(a) and (b), Texas Government Code, regarding threatened or contemplated litigation concerning the information technology service agreement between the City and Accutech.

Motion by Mayor Pro Tem Bradley to convene into a closed session at 10:23 p.m. Mayor Tate made the second. The motion carried with the following vote:

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

Motion by Mayor Pro Tem Bradley to reconvene into open session at 10:44 p.m. Councilman Garrett made the second. The motion carried with the following vote:

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

There was no action taken as a result of the Executive Session.

## **ADJOURNMENT**

Mayor Pro Tem Bradley moved to extend the meeting at 10:50 p.m. Mayor Tate made the second. The motion failed on the following vote:

**VOTE:           3       Ayes – Davis, Bradley, and Tate**  
**2       Nays – Garrett and George**  
**1       Abstain - Ipaye**

Mayor Tate adjourned the meeting at 10:45 p.m.

  
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Leon Payton Tate, Mayor

Attest:

  
\_\_\_\_\_  
Janie Willman, City Secretary

**Passed and approved the 16<sup>th</sup> day of February, 2016.**