

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

**AUGUST 23, 2016**

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

On the 23<sup>rd</sup> day of August, 2016, the City Council of the City of Glenn Heights met in a special 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 (7:06 p.m. arrival)
Ron Adams	*	Council Member
Harry Garrett	*	Council Member
Glenn George	*	Council Member (7:04 p.m. arrival)

**STAFF:**

Aretha Ferrell-Benavides	*	City Manager
David Hall	*	Managing Director
Janie Willman	*	City Secretary
Millicent Williams	*	Coordinator, Community Engagement
Lakeita Sutton	*	Director of Finance
Eddie Burns	*	Fire Chief
Charles Brewer	*	Director of Infrastructure/Public Works
Robert Slovak	*	Coordinator, Information Technology
Kacye Harvey	*	Administrator, Organizational Development
Phillip Prasifka	*	Police Chief
Jeremy Tennant	*	Senior Planner
Robert Floyd	*	Interim Financial Analyst
Larissa Ward	*	Municipal Court Administrator

**CONSULTANT:**

Whitt Wyatt	*	City Attorney's Office
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Mayor Tate called the meeting to order at 7:02 p.m.

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

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

**PUBLIC COMMENT:** There were no public speakers to address the City Council during the Public Comment.

**PROCLAMATIONS**

- "47<sup>th</sup> Anniversary of the Incorporation of the City of Glenn Heights"
- Proclamation Declaring September as City of Glenn Heights Service Providers Month

9. Public Hearing and consideration to receive testimony relative to a request by MAHS (Sonic Drive-In) 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") to Allow for a Drive-Through Restaurant with the Sale of On-Premise and Off-Premise Consumables, Located at 1701 South Interstate 35, Glenn Heights, Dallas County, Texas, Consisting of Approximately 2,864 Square Feet on Land Currently Zoned Retail ("R").

Motion by Mayor Pro Tem Bradley to open the Public Hearing at 7:10 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 7:10 p.m.

Mr. Nick Vasquez, addressed the City Council, offering to answer any questions.

Senior Planner Tennant presented this agenda matter to the City Council. The City Council asked about ingress and egress as one approaches the business entrance from Bear Creek Road once the roadway is expanded to six lanes. Staff explained that a traffic study will be conducted as one of the conditions to be met, if approved.

Motion by Mayor Pro Tem Bradley to close the Public Hearing at 7:11 p.m. Councilman Davis 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 7:11 p.m.

10. Discuss and Consider Ordinance O-16-16, 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") to Allow for a Drive-Through Restaurant with the Sale of On-Premise and Off-Premise Consumables, Located at 1701 South Interstate 35, Glenn Heights, Dallas County, Texas, Consisting of Approximately 2,864 Square Feet on Land Currently Zoned Retail ("R"), and Being More Particularly Described and Depicted in the Site Plan Attached Hereto as

Exhibit "A"; Providing for the Approval of the Elevations Plan Attached Hereto as Exhibit "B"; Providing for the Approval of the Floor Plan Attached Hereto as Exhibit "C"; 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. (First Reading)

Motion by Councilman Adams to approve Ordinance O-16-16 on the 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**

5. Discuss and consider Amending Service Changes to One Day Service for Waste Management.

Director of Infrastructure Brewer introduced this agenda matter to the City Council. Steve Kellar, Public Sector Manager, and Ryan Frazier, District Manager, Operations, made a presentation and briefed the City Council about the recommendation for one day service as being key to service improvements.

Following the City Council's named focus points as requiring improvement, the City Council considered action. The City Council's focus points included: safety, clean-up of spilled garbage, leaving the carts correctly standing and damage-free, and consistency of hours for collection through the various neighborhoods of the City. City Council requested that written guidelines be put in place before making a change to one day service. City Council further stipulated that a public outreach and education program be started immediately in advance of the service changes to inform the public. The Waste Management representatives were directed to work with Ms. Millicent Williams, Community Engagement Coordinator.

Motion by Mayor Pro Tem Bradley to approve the recommendation of one day service on Wednesdays beginning October 5, 2016, the regular weekly residential collection day for the City of Glenn Heights shall be Wednesday, with an official notice letter from the City, confirming the City Council designated a new collection day for residential waste collection in accordance with Section 6.01 of the City's service agreement with Waste Management dated June 7, 2004, as amended ("Agreement"). Councilman Adams 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 Ordinance O-15-16, AN ORDINANCE authorizing the issuance of "CITY OF GLENN HEIGHTS, TEXAS, GENERAL OBLIGATION BONDS, SERIES 2016"; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar

Agreement and a Purchase Agreement, and the approval and distribution of an Official Statement pertaining thereto; and providing an effective date.

Jason Hughes, First Southwest, addressed the City Council about the seven bids received, informing the City Council that due to its outstanding financial policies, including the maintenance of reserve funds, very strong liquidity, very strong budgetary performance, very strong budgetary flexibility, and the City's current credit rating, a number of bids were received to the benefit of the City of Glenn Heights. He noted there is a lot of demand for the City of Glenn Heights' bonds.

The final par amount sold, subject to the City Council's approval, is \$13.82 million. He reported the bonds sold with a premium which means investors are willing to buy the bonds for 105 cents on the dollar, for example; so the 5 cents is a premium. That is used to cover all the costs and any premium left over after that, goes to the City. You get the full \$15 million that the citizens approved. The term is for twenty years with a ten year call feature. Standard and Poor's affirmed the City's credit rating of AA- which is the second highest rating category. If the City Council approves this evening, the funds should be available by September 22. He noted there is only one reading required due to state law when debt is sold.

Motion by Councilman Adams to approve Ordinance O-15-16, an Ordinance authorizing the issuance of "CITY OF GLENN HEIGHTS, TEXAS, GENERAL OBLIGATION BONDS, SERIES 2016"; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement, and the approval and distribution of an Official Statement pertaining thereto; and providing an effective date on the first reading. 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**

7. Public Hearing to hear testimony on the proposed tax rate of \$0.935530 per \$100 valuation. This proposed tax rate exceeds the effective tax rate. This rate will raise more taxes for maintenance and operation than last year's tax rate.

Motion by Mayor Pro Tem Bradley to open the Public Hearing at 7:52 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 7:52 p.m.

There were no speakers to address the City Council.

Motion by Mayor Pro Tem Bradley to close the Public Hearing at 7:53 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 7:53 p.m.

### **PROPOSED FISCAL YEAR 2016 – 2017 BUDGET WORKSHOP**

Motion by Councilman Adams at 7:54 p.m. to open the Budget Workshop. Mayor Tate made the second. The motion carried with the following vote:

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

The City Council took a break from 7:55 p.m. to 8:08 p.m. The City Council reconvened with all City Council Members present.

1. Departmental Budget and Work Plans. City Manager Benavides introduced and led the Departmental Budget and Work Plans presentation. Each of the representative Department Heads and Administrative Coordinators made their respective presentations to the City Council.
2. Information Technology Expenditure Update. Robert Slovak, Information Technology Coordinator, updated the City Council on Information Technology Expenditures to-date and forthcoming.

Motion by Mayor Pro Tem Bradley at 9:55 p.m. to extend the meeting for 15 minutes. City Attorney Wyatt asked for a specific time in the motion. Mayor Pro Tem Bradley moved to extend the meeting until 10:30 p.m. Councilman Adams made the second. The motion carried with the following vote:

**VOTE: 5 Ayes** – Davis, Bradley, Tate, Adams, and George  
**1 Nay** – Ipaye  
**1 Present and not voting** – Garrett

Councilman Garrett left the meeting at 9:56 p.m.

Motion by Mayor Pro Tem Bradley and second by Councilman Davis to close the Budget Workshop at 10:30 p.m. The motion carried with the following vote:

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

## AGENDA

6. Discuss and consider the City of Glenn Heights July 2016 Financial Report. Finance Director Sutton presented the City of Glenn Heights July 2016 Financial Report.
3. Discuss Mayor's Initiative in Recognition of September as City of Glenn Heights Service Providers Month. (Requested by Mayor Tate) Ms. Millicent Williams introduced this agenda matter as the Mayor's request to schedule an exposition that the City's vendors and service providers be available on Saturday, September 24 at Curtistene McGowan Middle School to invite the City's residents to attend. The Mayor invited the City Council to attend the exposition. Ms. Williams clarified the times as starting at 10 a.m. with breakfast at 9:30 a.m. concluding by 12:30 p.m. and wrapping up by 1 o'clock. It was clarified that there will not be a formal program following an agenda.

Mayor Tate asked Ms. Benavides about any time frames on the remaining agenda items: Agenda Items 3, 11, and 12. Ms. Benavides noted it might be best to bring back agenda items 11 and 12 to the next agenda. Council requested that agenda item 3 also be brought back.

3. Discuss and Consider Resolution R-30-16 of the City of Glenn Heights, Texas Approving the Consideration of Certain Proposed Charter Amendments Discussed During the August 16, 2016 Meeting of the City Council, By a Duly Formed Charter Review Committee, or, if No Charter Review Committee is formed, for Consideration By the City Council, for Inclusion at the Next Charter Amendment Election for the City of Glenn Heights, Texas.

## WORKSHOP AND DISCUSSION

11. Discuss and consider updates related to the Location, Design, and Construction of Proposed City Facilities.

## AGENDA

12. Discuss and consider City Facilities and Site Selection for the Proposed City Facilities.

## ADJOURNMENT

Mayor Pro Tem Bradley moved to adjourn at 10:45 p.m. Councilwoman Ipaye made the second. The motion carried with the following vote:

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

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

  
Leon Payton Tate, Mayor

Attest:  
  
Juanita Willman, City Secretary

**Passed and approved the 20<sup>th</sup> day of September, 2016.**