

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

MARCH 3, 2020

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 3rd day of March 2020, the City Council of the City of Glenn Heights met in a Regular meeting at the Glenn Heights City Hall, City Council Chambers, in Glenn Heights, Texas located at 1938 South Hampton Road with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja A. Brown	*	Mayor Pro Tem
Emma Ipaye	*	Council Member
Jeremy Woods, Sr.	*	Council Member
Ron Adams	*	Council Member
Shaunte L. Allen	*	Council Member
Machanta Newson	*	Council Member

STAFF:

David Hall	*	City Manager
Brian Lockley	*	Deputy City Manager
Brandi Brown	*	City Secretary
V.E. Dooley	*	Chief of Police
Marlon Goff	*	Economic Development Administrator
Byron Hardy	*	IT Administrator
Mia Hines	*	Planner
Keith Moore	*	Fire Chief
Jaynice Porter-Brathwaite	*	Human Resources Director

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:00 P.M. with a quorum of the City Council present.

INVOCATION

V.E. Dooley, Chief of Police, City of Glenn Heights, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

PUBLIC COMMENTS

Lucas Benson, Political Advisor, Glenn Heights Fraternal Order of Police, 550 E. Bear Creek Rd., Glenn Heights, TX, 75154 – shared his thoughts regarding his experiences while working with David Hall, City Manager. He stated that under Mr. Hall's leadership, he has seen progression in City Projects, felt employees were appreciated, and that Mr. Hall's leadership style truly embodies the City's Motto – Grow With Glenn Heights. Mr. Benson thanked Mr. Hall for his service to the City and stated that the Glenn Heights Fraternal Order of Police support Mr. Hall as the City Manager of Glenn Heights.

Tonya Lonzie, Executive Assistant, Public Works and Infrastructure, 2118 S. Uhl Rd., Glenn Heights, TX, 75154 – shared her thoughts regarding her experiences while working with David Hall, City Manager. She expressed that she and the Public Works and Infrastructure Team were appreciative of Mr. Hall for his service and professionalism, for being a team player and a hands-on motivated leader, and his dedication to Staff.

Keith Moore, Fire Chief, City of Glenn Heights, 1938 S. Hampton Rd., Glenn Heights, TX, 75154 – shared his thoughts regarding his experiences while working with David Hall, City Manager. He shared that Mr. Hall expects employees to provide excellent customer service to internal and external customers, holds Staff to high standards, is hands-on while working with Staff for their betterment, and has facilitated a positive working environment amongst Staff and City Council, which he stated are qualities of a good leader and sets Mr. Hall apart from past City Managers. Chief Moore also thanked Mr. Hall for his service, thanked the City Council for supporting him, and stated that Mr. Hall has the support of the Glenn Heights Fire Department.

V.E. Dooley, Chief of Police, City of Glenn Heights, 550 E. Bear Creek Rd., Glenn Heights, TX, 75154 – shared his thoughts regarding his experiences while working with David Hall, City Manager, and thoughts regarding Mr. Hall's contract extension. He stated that Mr. Hall is the appropriate choice to lead and manage the City of Glenn Heights' Team as he provides consistent and stable leadership, has shown his commitment to the City, and while withstanding personal attacks, has shown strength and resilience. Chief Dooley also expressed that because of Mr. Hall's leadership skills and job knowledge, his efforts to hold Staff accountable for their actions and pushing Staff to strive for excellence, has personally made him a better public servant.

Delilah Mendoza, Glenn Heights Resident and Executive Assistant to the City Manager, 212 Apache Dr., Glenn Heights, TX, 75154 – acknowledged the changes she and her family have seen in the City of Glenn Heights during David Hall's tenure and shared her thoughts regarding her experiences while being employed as his Executive Assistant. She expressed that Mr. Hall leaves a lasting impression through his leadership, hard work, and determination. She

stated that he focuses on bettering Staff as this makes them more capable of serving the community, which she believes is a priority to Mr. Hall.

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations:

- Employee Appreciation Day, March 6, 2020
- Poison Prevention Week, March 15-21, 2020

CONSENT AGENDA

1. Discuss and take action to approve City Council Meeting Minutes of the February 18, 2020, City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve a Final Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Maplewood Phase IIA. The 39.127-acre parcel is a part of a 71.045-acre property zoned PD-22 and situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. The phase is proposed for a total of 134 lots. The property is currently undeveloped but proposed for single-family residential. (Brian Lockley, Deputy City Manager)
3. Discuss and take action to approve a Preliminary Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Hampton Park. The 87.718-acre parcel is zoned PD-23 and encompasses four properties described as a 47.806-acre property situated in the JS Patton Survey, Abstract No. 841, a 5.410-acre property situated in the WM C Denton Survey, Abstract No. 295, a 16.954-acre property described as Lot 1 of Williams Farm, and a 17.548-acre property described as Lot 2 of Williams Farm. This plat is proposed for a total of 290 lots. The property is currently undeveloped but proposed for single-family residential. (Brian Lockley, Deputy City Manager)
4. Discuss and take action to approve a Preliminary Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.690-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis Cuntly, Texas. This phase is proposed for a total of 75 lots. The property is currently undeveloped but proposed for single-family residential. (Brian Lockley, Deputy City Manager)
5. Discuss and take action to excuse the absence of Council Member Jeremy Woods, Sr. from the March 17, 2020 City Council Meeting. (Council Member Jeremy Woods, Sr.)

Council Member Jeremy Woods, Sr. made a motion to remove Consent Agenda Item 5. Council Member Ron Adams made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

Council Member Ron Adams requested that the final Minutes for Consent Agenda Item 1 reflect that the Public Comment made by Isaac Burren be changed to show that his growing concern of the quality of education for Glenn Heights students was for the students that attend DeSoto ISD.

Council Member Jeremy Woods, Sr. made a motion to approve Consent Agenda Items 1 – 4. Council Member Ron Adams made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

AGENDA

1. Presentation of the 2019 Glenn Heights Police Department Annual Contact Report.

V.E. Dooley, Chief of Police, introduced this item and completed a formal presentation regarding motor vehicle contacts and demographics, and traffic stops. He also answered Council's questions related to the demographics of the citizens of Glenn Heights and clarified information regarding the number of traffic stops when compared to a driver's race.

2. Public hearing on a proposed Ordinance, Ordinance O-01-20, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the code of Ordinances of the city of Glenn Heights, Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article IX "Zoning Districts", Section 2 "Definitions and Purposes of Zoning District", at Subsection IX.2.6 "O – Office District" by repealing and replacing subpart F thereof, at Subsection IX.2.7 "NS – Neighborhood Services District" by repealing and replacing subpart F thereof, at subsection IX.2.8 "R – Retail District" by repealing and replacing subpart F thereof, at subsection IX.2.9 "TC – Town Center", subpart E "Design Standards for the 'TC' District", subpart 3 "Architectural elements" by repealing and replacing subpart D "Building materials" thereof, at subsection IX.2.10 "C – Commercial District" by repealing and replacing subpart F thereof, and at subsection IX.2.11 "I – Industrial District" by repealing and replacing subpart F.

Council Member Ron Adams made a motion to open the Public Hearing. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

There were no comments.

Council Member Ron Adams made a motion to close the Public Hearing. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

3. Discuss and take action to approve Ordinance O-01-20, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the code of Ordinances of the city of Glenn Heights, Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article IX "Zoning Districts", Section 2 "Definitions and Purposes of Zoning District", at Subsection IX.2.6 "O – Office District" by repealing and replacing subpart F thereof, at Subsection IX.2.7 "NS – Neighborhood Services District" by repealing and replacing subpart F thereof, at subsection IX.2.8 "R – Retail District" by repealing and replacing subpart F thereof, at subsection IX.2.9 "TC – Town Center", subpart E "Design Standards for the 'TC' District", subpart 3 "Architectural elements" by repealing and replacing subpart D "Building materials" thereof, at subsection IX.2.10 "C – Commercial District" by repealing and replacing subpart F thereof, and at subsection IX.2.11 "I – Industrial District" by repealing and replacing subpart F thereof; providing a repealing clause, providing a severability clause, and providing an effective date. (First Reading)

Brian Lockley, Deputy City Manager, introduced this item to Council and gave a brief overview of House Bill 2439.

4. Public hearing on a proposed amendment to the Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for a 48.830-acre property designated as all of Bridges at Little Creek, particularly described as a 16.800-acre parcel situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas, and 32.030 acres of the 53.366-acre parcel situated partially in the JJ Clayton Survey, Abstract No. 211 and partially in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Ellis County, Texas (the "Property") , from Single Family 1 (SF-1) to Planned Development-24/Single Family-3/ Single Family-4 ("PD-24/SF-3/SF-4") for Tract A thereof, being 48.830 acres of property, to allow for the development of not more than 110 residential lots; providing for the approval of and required development in accordance with the proposed Development Regulations and providing for approval of the Concept Plan and the Park Plan.

Council Member Ron Adams made a motion to open the Public Hearing. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

Terrance Jobe, Applicant and President of Alluvium Development, 2415 Somerfield Dr., Midlothian, TX, 76065 – shared his thoughts about his experiences with City Staff and stated that throughout this development process

he has been held to high standards and that the proposed development will be of the existing quality of similar developments in the City. He also stated that he would be available for questions after City Staff completed their presentation regarding this matter.

Council Member Jeremy Woods, Sr. made a motion to close the Public Hearing. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

5. Discuss and take action to approve Ordinance O-02-20, 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 for a 48.830-acre property designated as all of Bridges at Little Creek, particularly described as a 16.800 acre parcel situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas, and 32.030 acres of the 53.366-acre parcel situated partially in the JJ Clayton Survey, Abstract No. 211 and partially in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Ellis County, Texas (the "Property") , from Single Family 1 (SF-1) to Planned Development-24/Single Family-3/Single Family-4 ("PD-24/SF-3/SF-4") for Tract A thereof, being 48.830 acres of property, more particularly described and depicted in Exhibit "A" hereto, to allow for the development of not more than 110 residential lots; provided for the approval of and required development in accordance with the Development Regulations attached hereto as Exhibit "B", providing for approval of the Concept Plan attached hereto as Exhibit "C", providing for approval of the Park Plan attached hereto as Exhibit "D"; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offends; and providing for an effective date. (First Reading)

Brian Lockley, Deputy City Manager, introduced this item and completed a formal presentation regarding current zoning, the purpose of the current request, requested deviations, the proposed concept plan, proposed open spaces, proposed park amenities, and the proposed residential product. Brian Lockley, David Hall, and Terrance Jobe answered Council's questions related to garage placement and size, development boundaries, open spaces, and maintenance of open spaces.

6. Loop 9 Update.

Brian Lockley, Deputy City Manager, introduced this item and completed a formal presentation regarding Loop 9's proposed route, current project status, the segment that will pass through Glenn Heights, and next steps of the Loop 9 Project.

7. January 2020 Financial Report.

David Hall, City Manager, introduced this item and completed a formal presentation regarding the City's revenues, expenditures, and fund balances. He also answered Council's questions related to miscellaneous revenue, days in reserve, and the drainage infiltration issue.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

- A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

Council Member Ron Adams made a motion to convene into Executive Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

City Council convened into Executive Session at 8:26 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:

- A. conducted pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

Council Member Ron Adams made a motion to reconvene into Open Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

City Council reconvened into Open Session at 8:41 P.M.

Mayor Pro Tem Sonja A. Brown made a motion to amend the term of the Employment Contract of Glenn Heights' City Manager, David Hall, to end February 25, 2024, and amend the provision of Section 10 regarding severance pay to provide the employee twelve (12) months base salary at the employee's rate of pay as opposed to six (6) months, with all other terms to remain the same. Council Member Ron Adams made the second. The motion carried with the following vote:

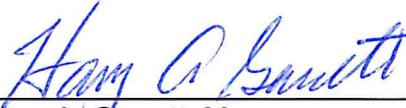
VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

ADJOURNMENT

Council Member Jeremy Woods, Sr. made a motion to adjourn. Council Member Ron Adams made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:44 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 17th day of March 2020