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

MARCH 5, 2019

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

On the 5th day of March, 2019, 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 S. Hampton Road with the following members present:

CITY COUNCIL:
Harry A. Garrett  *  Mayor-Elect
Ron Adams  *  Mayor Pro Tem
Sonja A. Brown  *  Council Member
Tony Bradley  *  Council Member
Jeremy Woods, Sr.  *  Council Member
Shaunte L. Allen  *  Council Member
Machanta Newson  *  Council Member

STAFF:
David Hall  *  City Manager
Brian Lockley  *  Deputy City Manager
Janie Willman  *  City Secretary
Lakeita Sutton  *  Finance Director
Lauren Lewis  *  Community Engagement Administrator
Keith Moore  *  Deputy Fire Chief
Vernell Dooley  *  Deputy Police Chief
Eddie Burns  *  Director of Public Safety
Marlon Goff  *  Economic Development Administrator
Matt Hargrove  *  Information Technology Administrator

CONSULTANT:
Victoria Thomas  *  City Attorney’s Office

CALL TO ORDER  Mayor Pro Tem Ron Adams called the City Council Meeting to order at 7:00 p.m. with a quorum of the City Council present.

INVOCATION  Pastor Kevin Taylor, Harvest of Praise Ministry Church, Glenn Heights

PLEDGE OF ALLEGIANCE  Mayor Pro Tem Ron Adams led the assembly in the Pledge of Allegiance.
PRESENTATIONS & RECEPTION

Presentation of Key to the City to Former Councilwoman Kathy Dixon. Mayor Pro Tem Ron Adams presented the Key to the City to Former Councilwoman Kathy Dixon for eleven years of service.

Presentation of Election Certificate to Mayor-Elect Harry A. Garrett. Mayor Pro Tem Ron Adams presented the Certificate of Election to Mayor-Elect Harry A. Garrett.

SWEARING-IN CEREMONY & RECEPTION FOR NEW MAYOR-ELECT

The Mayor-Elect will be administered the required oaths of office. Mayor-Elect Harry A. Garrett, with his wife by his side, was administered the required oaths of office by City Secretary Janie Willman. Mayor Garrett addressed the assembly. The City Council adjourned into a brief reception honoring newly elected Mayor Harry A. Garrett.

Councilman Tony Bradley left the City Council Meeting after Mayor Garrett was sworn-in.

Mayor Harry A. Garrett reconvened the City Council meeting at 7:30 p.m. with a quorum of the City Council present: Garrett, Brown, Woods, Adams, Allen, and Newson.

PUBLIC COMMENTS Cecil Redden, 14320 Olympic Court, Dallas, owner of the land on which Maplewood Phase II is being considered, addressed the City Council asking for their favorable consideration.

PROCLAMATIONS
- Child Abuse Prevention Month, April 2019
- Sexual Assault Awareness Month, April 2019

INTRODUCTION

City Manager David Hall introduced the following new staff members: Human Resources Director Jaynice Porter-Brathwaite, Human Resources Generalist Kesha Braggs, and Building Inspector Donna Wall.

CONSENT AGENDA

Councilwoman Machanta E. Newson asked that Consent Agenda Item 3 be removed for separate consideration.

Mayor Pro Tem Ron Adams made a motion to approve Consent Agenda Items 1, 2, and 3. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:
VOTE

6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

C.A.1. Take action to approve City Council Meeting Minutes of the February 19, 2019 Regular City Council Meeting.

C.A.2. Take action acknowledging the Schedule of Upcoming City Events. *Meetings or Events in March 2019
- March 19, 2019, 7 p.m., Regular City Council Meeting, Glenn Heights City Hall, City Council Chambers, 1938 South Hampton Road, Glenn Heights.


Deputy Police Chief Vernell Dooley answered the question raised regarding the large numbers of contacts including persons of African and Hispanic heritage. Deputy Chief Dooley attributed increased traffic stops to hiring police officers; the persons stopped reflect the City’s population and demographics.

AGENDA

A.1. Discuss and take action on Ordinance O-01-19, 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 Parcel Of Approximately 71.031 Acres Of Property Designated As All Of Maplewood Phase II, Located At 1945 Hampton Road In The City Of Glenn Heights, Texas, And More Particularly Described As The Williams Rawlins Survey, Abstract No. 1205, Page 215, Glenn Heights, Dallas County, Texas (The "Property"), From Single Family 1 (SF-1) As Follows: (1) To Planned Development-22 Single Family-3 ("PD-22/SF-3") For Tract A Thereof, Being 62.534 Acres Of Property, More Particularly Described And Depicted In Exhibit "A" Hereto, To Allow For The Development Of Not More Than 240 Residential Lots Thereon And (2) To Planned Development-22 Neighborhood Services ("PD-22/NS") For Tract B Thereof, Being 8.497 Acres Of Property More Particularly Described And Depicted In Exhibit "B" Hereto, To Allow For The Development Of Neighborhood Services Uses Thereon; Providing For The Approval Of And Requiring Development In Accordance With The Development Regulations Attached Hereto As Exhibit "C"; Providing For Approval Of The Concept Plan Attached Hereto As Exhibit "D" And Providing For Approval Of The Park Plan Attached Hereto As Exhibit "E"; 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 Offense; And Providing For An Effective Date. Zoning Docket 06-18. Second Reading.

Deputy City Manager Brian Lockley introduced this agenda matter to the City Council. He made a formal presentation to the City Council noting differences
from the presentation previously offered and focusing on those issues raised by City Council.

The following speakers addressed the City Council:

Scott Anderson, 301 Sleepy Top Road, spoke against the request. David Ward, 107 Sleepy Top Road, stated he was against the way the City is doing this. Mr. Ward clarified he is not against the houses being built.

Councilwoman Sonja A. Brown noted she thought at the very least that the proponents of the project owed answers to the residents whose properties border on the area. She commented on not seeing any of the housing developments on Hot-on-Homes. She noted she did not see an amenities center nor a swimming pool for the proposed development.

Tim Stewart, Bloomfield Homes, 1050 E. Highway 114, Southlake, addressed the City Council noting that Todd Winters will answer questions related to drainage. He indicated changes were made to the park area to include a waiting area for students. He noted that Bloomfield Homes does not have the ability to dictate where school bus stops will be placed.

Todd Winters, Engineering Concepts, 201 Winco Circle, Wylie, addressed the City Council. He answered questions about drainage and drainage easements. He noted there is work that can be done immediately to allow water to flow. He noted the utilities easements will be honored. He noted the builder will work with utility companies to ensure adequate access. He noted the channel capacity will be increased.

City Manager David Hall addressed the City Council about drainage, in general. Previous development activities in the City did not always include drainage. The City is making concerted efforts to ensure any development areas have drainage, including remedying areas where drainage has been a problem to the extent possible and addressing maintenance issues.

Mayor Harry A. Garrett addressed the City Council noting that he was in business building homes and noted that providing the level of details at this point in the project is not done due to the cost and changes that occur during the development of the project.

Following deliberation, the City Council took action.

Councilwoman Sonja A. Brown made a motion to table this agenda matter until the applicants respond to residents’ questions, bring back a plan reflecting an amenities center and a swim pool. Councilwoman Machanta E. Newsom made the second. The motion carried with the following vote:
VOTE 6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

A.2. Discuss and take action to hear, repeal, remand, or affirm the decision of the Development Regulation Variance Board (DRVB) approving DRVB Case #19-002DRV and granting a variance request for eight properties owned by Move In and On, LLC. The Legal Description for each property is Lot 11; Lot 12; Lot 13; Lot 16; Lot 17; Lot 18; Lot 19, Lot 20; Block 6 of the Dynasty Addition #2 Subdivision zoned SF-4 to allow building of homes with garages front facing the roadway.

Deputy City Manager Brian Lockley introduced this agenda matter to the City Council.

Steve Goldberg, 7117 Stephanie Lane, Dallas, spoke on behalf of Mr. Eden Chin, the owner of the property. He indicated Mr. Chin apologizes for allowing the properties to get into the condition in which the neighbors and City have brought to the owner’s attention. He fired the builder in October whom it turned out was acting in a fraudulent manner. He has since hired a superintendent who has managed construction. Mr. Chin is working with City staff to obtain permitting for the two properties on Carrington. He addressed the situation which led to the conditions noted.

Following the City Council’s request, Mr. Chin, who indicated he lives in the City of Allen, addressed the City Council. Councilwoman Machanta E. Newson indicated she would like to see Mr. Chin take care of the two properties named as having problems on Carrington before the City Council will consider a variance for any additional properties. City Attorney Victoria Thomas clarified that the City Council should discuss and take action on the decision of the Development Regulation Variance Board.

Following deliberation, the City Council took action.

Councilwoman Shaunte L. Allen made a motion to repeal the decision of the Development Regulation Variance Board (DRVB) approving DRVB Case #19-002DRV and granting a variance request for eight properties owned by Move In and On, LLC. The Legal Description for each property is Lot 11; Lot 12; Lot 13; Lot 16; Lot 17; Lot 18; Lot 19, Lot 20; Block 6 of the Dynasty Addition #2 Subdivision zoned SF-4 to allow building of homes with garages front facing the roadway. Councilwoman Machanta E. Newson made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

A.3. Discuss and take action to hear, repeal, remand, or affirm the decision of the Development Regulation Variance Board (DRVB) approving DRVB Docket 07-18 and granting a Sign Height Variance request by Nassar Baker, owner
of Tobacco Heights located at 1308 E. Bear Creek Road, Suite 270 and zoned PD-1 and Business Park to allow construction of a new wall sign twenty-two feet (22') above the average ground level elevation along the side of the building on which the wall sign is installed.

Deputy City Manager Brian Lockley introduced this agenda matter to the City Council. The City Council was informed that the applicant emailed that he could not be here this evening despite the City staff trying to contact him. City Manager David Hall emphasized that Mr. Nassar Baker was aware of the meeting and emailed stating he is unavailable to attend. It was noted that despite the applicant having the right to place a sign on the property that he understood he was taking a risk to place the sign at the height before final approval.

Mayor Pro Tem Ron Adams made a motion to repeal the decision of the Development Regulation Variance Board (DRVB) approving DRVB Docket 07-18 and granting a Sign Height Variance request by Nassar Baker, owner of Tobacco Heights located at 1308 E. Bear Creek Road, Suite 270 and zoned PD-1 and Business Park to allow construction of a new wall sign twenty-two feet (22') above the average ground level elevation along the side of the building on which the wall sign is installed. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

Mayor Garrett announced the City Council was taking a break from 9:04 p.m. to 9:15 p.m. The City Council reconvened at 9:14 p.m. with a quorum of the City Council present: Garrett, Brown, Woods, Adams, Allen, and Newson.

A.4. Discuss and take action authorizing the City Manager to implement a strategy for the development of the options to establish local food or grocery access. City Manager David Hall introduced the agenda matter to the City Council. Economic Development Administrator Marlon Goff made a formal presentation to the City Council on the options.

Councilman Jeremy Woods, Sr. made a motion for Option B. There was no second on the motion.

Councilwoman Machanta E. Newson made a motion for Options B, C, and D. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson
Mayor Pro Tem Ron Adams made a motion to table items A.5. through A.7. and move to agenda item A.9. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

**VOTE**

6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

A.5. Brief the City Council on the FAA-Approval for Small Unmanned Aircraft. (Deputy Fire Chief Keith Moore)

A.6. Discuss and take action on obtaining designation as Tree City Certification. (Requested by Council Member Tony Bradley)

A.7. Discuss and take action on obtaining designation as Scenic City Certification. (Requested by Council Member Tony Bradley)

A.9. Discuss and take action on a professional services contract with Anthony Mottla, Architect, for owners representative services for the construction of new city hall, public safety, recreation, community, and public works services facilities.

City Manager David Hall made a formal presentation on this agenda matter and introduced Mr. Anthony Mottla, Architect, as being present in the City Council Chambers.

Mayor Pro Tem Ron Adams made a motion to authorize City Manager David Hall to execute a professional services contract with Anthony Mottla, Architect, for owners representative services for the construction of new city hall, public safety, recreation, community, and public works services facilities. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

**VOTE**

6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

Councilman Jeremy Woods, Sr. made a motion to extend the City Council meeting to 10:10 p.m. Mayor Pro Tem Ron Adams made the second. The motion carried with the following vote:

**VOTE**

6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

A.8. Discuss and take action authorizing the City Manager to negotiate a professional services contract with Melody Armstrong for services as Municipal Court Judge for a period of two years. City Manager David Hall introduced the agenda matter to the City Council.

Councilwoman Shaunte L. Allen noted that Ms. Armstrong’s name is misspelled. City Manager David Hall noted it would be spelled correctly on contract documents.
Councilwoman Shaunte L. Allen made a motion to authorize the City Manager to negotiate a professional services contract with Melodee Armstrong for services as Municipal Court Judge for a period of two years. Mayor Pro Tem Ron Adams made the second. The motion failed on the following vote:

**VOTE**

3 **Ayes** – Woods, Adams, and Allen  
3 **Nays** – Garrett, Brown, and Newson

City Attorney Victoria Thomas addressed the City Council informing them of what will occur if the City Council does not take action renewing the contract. Ms. Thomas noted she needed to speak to the City Council in Executive Session.

Councilman Jeremy Woods, Sr. made a motion to extend the City Council meeting to 10:10 p.m. Mayor Pro Tem Ron Adams made the second. The motion carried with the following vote:

**VOTE**

6 **Ayes** – Garrett, Brown, Woods, Adams, Allen, and Newson

A.10. Discuss and take action on options for contracting with local municipal animal shelters or the construction of a City owned and operated animal shelter.

City Manager David Hall introduced this agenda matter to the City Council with a formal presentation.

Councilman Jeremy Woods, Sr. made a motion to extend the City Council meeting from 10:07 p.m. to 10:30 p.m. Mayor Pro Tem Ron Adams made the second. The motion carried with the following vote:

**VOTE**

5 **Ayes** – Brown, Woods, Adams, Allen, and Newson  
1 **Nay** – Garrett

Mayor Pro Tem Ron Adams made a motion to authorize the City Manager to contract with Wilmer – Hutchins and the funds to come out of the General Fund Reserves to participate in the construction of a City-owned and operated animal shelter. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

**VOTE**

5 **Ayes** – Garrett, Brown, Woods, Adams, and Newson  
1 **Abstention** – Allen

City Attorney Victoria Thomas clarified that abstention votes could only be taken under certain conditions.

Councilwoman Shaunte L. Allen changed her vote to Nay resulting in the following vote:
VOTE  
5 Ayes – Garrett, Brown, Woods, Adams, and Newson
1 Nay – Allen

Mayor Pro Tem Ron Adams made a motion to go into Executive Session [pursuant to Section 551.071, Consultation with Attorney to get legal advice related to the municipal court judge contract] at 10:13 p.m. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:

VOTE  
6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

Mayor Pro Tem Ron Adams made a motion to come out of Executive Session at 10:23 p.m. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:

VOTE  
6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

Mayor Garrett announced there were no actions to be taken arising from the Executive Session.

ADJOURNMENT

Mayor Pro Tem Ron Adams made a motion at 10:24 p.m. to adjourn. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:

VOTE  
6 Ayes – Garrett, Brown, Woods, Adams, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 10:24 p.m.

Harry A. Garrett, Mayor

Attest:

Juanita Willman, City Secretary

Passed and approved on the 19th day of March, 2019.