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

JUNE 4, 2019

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

On the 4th day of June 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
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 Newsom * Council Member

STAFF:
David Hall * City Manager
Brian Lockley * Deputy City Manager
Brandi Brown * City Secretary
Lakeita Sutton * Finance Director
Vernell Dooley * Deputy Police Chief
Keith Moore * Deputy Fire Chief
Marlon Goff * Economic Development Administrator
Jeff Mendez * Information Technology
Jaynice Porter-Brathwaite * Human Resources Director
Mia Hines * Planner

CONSULTANT:
Victoria Thomas * City Attorney’s Office

CALL TO ORDER
Mayor Harry A. Garrett called the City Council Meeting to order at 7:01 p.m. with a quorum of the City Council present.

INVOCATION
Vernell Dooley, Deputy Police Chief, City of Glenn Heights, requested a moment of silence for the lives lost during the Virginia Beach, VA incident on May 31, 2019 and then delivered the invocation.
PLEDGE OF ALLEGIANCE
Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

PUBLIC COMMENTS
Councilwoman Sonja A. Brown, 1938 S Hampton Road, commended the City of Glenn Heights’ Staff for their efforts related to the planning and execution of Family Festival 2019.

CONSENT AGENDA

Mayor Pro Tem Ron Adams made a motion to approve Consent Agenda Items 1-4. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:


1. Take action to approve City Council Meeting Minutes of the May 21, 2019 Regular City Council Meeting.

2. Discuss and take action to hear, repeal, remand, or affirm the decision of the Development Regulation Variance Board (DRVB) approving DRVB Case# 19-005 and granting a variance request for a Sign Height Variance, Sign Number Variance, and Sign Area Variance for Store Space Storage located at 1713 S. Hampton Rd and zoned Retail – R. The applicant requests to construct a new wall sign above the average ground level elevation along the side of the building on which the wall sign is installed. As well, the applicant requests to install a wall sign above the permitted number of allowed signs and construct a wall sign above the allowed sign area. (Brian Lockley, Deputy City Manager)

3. Discuss and take action to hear, repeal, remand, or affirm the decision of the Development Regulation Variance Board (DRVB) approving DRVB Case# 19-004 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. (Brian Lockley, Deputy City Manager)

4. Discuss and take action on a Preliminary Plat request by Ronald A. Russell and Andrea M. Russell for Russell Heights Addition Phase 2 totaling 2.2 acres; consisting of 11 Lots 1-11. The property is presently zoned PD-16A and is situated in the W. A. Travis Survey, Abstract No. 1470, Page 365, City of Glenn Heights, Dallas County, Texas. (Brian Lockley, Deputy City Manager)
EXECUTIVE SESSION

Mayor Pro Tem Ron Adams made a motion to move into Executive Session at 7:12 p.m. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:


1.A. The City Council will convene in Executive Session pursuant to Texas Government Code Section 551.071, Consultation with Attorney, to obtain legal advice from the City Attorney regarding land use issues.

Councilman Jeremy Woods, Sr. made a motion to reconvene in Open Session at 7:43 p.m. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:


1.B. The City Council will reconvene into Open Session and take action arising from Executive Session 1.A.

No formal action was taken by the City Council during the Executive Session on this matter.

AGENDA

1. Discuss and take action on Ordinance O-02-19, for a Specific Use Permit request by Abdo Abner Askar for an Assisted Living Group Home. The property is located at 2505 Hampton Road and is presently zoned SF-1. The approximately 1.47-acre property and is Lot 28, Block 2, of Cinnamon Springs, and addition to the City of Glenn Heights, Ellis County, Texas. The request is to allow a Specific Use Permit for up to sixteen (16) adults and four (4) employees for Elderly Care. Zoning Case# 19-001SUP. (Second Reading)

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

Applicant Abner Askar, 2505 Hampton Road, made a public comment and answered Council’s questions.

Mayor Pro Tem Ron Adams made a motion to approve Ordinance O-02-19 with the following conditions – the facility would remain a Type A Assisted Living Facility and the applicant would maintain a staff of at least 6 employees. Councilwoman Shaunte L. Allen made the second. The motion failed with the following vote:
VOTE 2 Ayes – Garrett and Adams
5 Nays – Brown, Bradley, Woods, Allen, and Newson

2. Discuss and take action on Ordinance O-04-19, an ordinance of the City Council of Glenn Heights, Texas amending the Code of Ordinances by amending Chapter 11 “Taxation” by adding a new Article 11.05 “Hotel Occupancy Tax” for the purpose of providing for the levying and collection of a tax on hotel occupancies in the city; providing for a penalty; providing a severability clause; providing a repealing clause; and providing an effective date. (First Reading)

Marlon Goff, Economic Development Administrator, introduced this agenda matter to the City Council.

3. Discuss and take action on Resolution R-11-19, a Resolution of the City of Glenn Heights, Texas authorizing the city manager to execute an economic development incentives agreement with Wonderland Smiles, PLLC for Project Smile located at 135 W Ovilla Road.

Marlon Goff, Economic Development Administrator, introduced this agenda matter to the City Council.

David Hall, City Manager, answered Council’s questions.

Owner of Wonderland Smiles, PLLC, Dr. April Samuels, 135 W Ovilla Road, answered Council’s questions.

Mayor Pro Tem Ron Adams made a motion to approve Resolution R-11-19. Councilwoman Shaunte L. Allen made the second. The motion carried with the following vote:


4. Discuss and take action on Resolution R-12-19, a Resolution of the City Council of the City of Glenn Heights, Texas finding and declaring that mowing and maintenance of privately-owned rights-of-way along public streets within the City, at City expense accomplishes a public purpose and declaring and effective date.

Councilman Jeremy Woods, Sr. introduced this agenda matter to the City Council.

David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council’s questions regarding the Resolution.

Councilman Jeremy Woods, Sr. made a motion to indefinitely table Resolution R-12-19. 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
1 Nay – Bradley

5. Discuss and take action on a Partnership with Red Oak Library for Glenn Heights residents.

Councilwoman Shaunte Allen introduced this agenda matter to the City Council.

Councilwoman Sonja A. Brown made a motion requesting that David Hall, City Manager, reach out to the Red Oak Library to discuss a partnership for the residents of Glenn Heights. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:


6. Discuss and take action rescinding the prior Council authorization directing the City Manager to move forward with acquisition of a Food Co-Op and to authorize and direct the City Manager instead to conduct an extended search for a full-service grocer (including family owned grocers in small towns that we may not have heard of: e.g., McClain's or Bill's).

Councilwoman Shaunte Allen introduced this agenda matter to the City Council.

David Hall, City Manager, clarified that the Food Co-Op would have a Board that governs the Co-Op and a professional staff that would operate it.

Mayor Pro Tem Ron Adams made a motion to table the discussion regarding rescinding the prior Council authorization directing the City Manager to move forward with acquisition of a Food Co-Op and to authorize and direct the City Manager instead to conduct an extended search for a full-service grocer until June 18, 2019 to allow information from the Food Co-Op Survey to be presented. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:


EXECUTIVE SESSION

Councilman Jeremy Woods, Sr. made a motion to move into Executive Session at 8:51 p.m. Councilman Tony Bradley made the second. The motion carried with the following vote:


2.A. The City Council will convene into Executive Session pursuant to Texas Government Code Section 551.087, Deliberation Regarding Economic
Development Negotiations, to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations: Project Gym Class. (Marlon Goff, Economic Development Administrator)

3.A. The City Council will convene into Executive Session pursuant to Texas Government Code Section 551.087, Deliberation Regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations: Project Room Key. (Marlon Goff, Economic Development Administrator)

4.A. The City Council will convene in Executive Session 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.

Councilman Jeremy Woods, Sr. made a motion to reconvene in Open Session at 9:58 p.m. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:


2.B. The City Council will reconvene into Open Session and take action arising from Executive Session 2.A.

No formal action was taken by the City Council during the Executive Session on this matter.

3.B. The City Council will reconvene into Open Session and take action arising from Executive Session 3.A.

No formal action was taken by the City Council during the Executive Session on this matter.

4.B. The City Council will reconvene into Open Session and take any action arising from Executive Session 4.A. conducted pursuant to Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.
Mayor Pro Tem Ron Adams made a motion to extend the discussion relating to the deliberation, appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager, to October 15, 2019. Councilwoman Sonja A. Brown made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett then confirmed action had been taken on the City Manager’s salary and that Council had further authorized deletion from the City Manager’s Employment Agreement of any limitations on the place of residency of the employee.

Mayor Harry A. Garrett called for a vote to confirm the City Manager’s salary and to authorize the deletion of any limitations on the place of residency of the employee. Mayor Pro Tem Ron Adams made the second. The motion carried with the following vote:

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

**ADJOURNMENT**

Councilman Tony Bradley made a motion to adjourn. Mayor Pro Tem Ron Adams made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett adjourned the meeting at 9:59 p.m.

[Signature]

Harry A. Garrett, Mayor

Attest:

[Signature]

Brandi Brown, City Secretary

Passed and approved on the 18th day of June, 2019.