

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

**AUGUST 4, 2020**

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

On the 4<sup>th</sup> day of August 2020, the City Council of the City of Glenn Heights met in a Regular Called City Council Meeting via video conference 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

\*Council Member Ron Adams joined the meeting at 7:57 P.M.

**STAFF:**

David Hall	*	City Manager
Brandi Brown	*	City Secretary
Phillip Conner	*	Finance Director
V.E. Dooley	*	Chief of Police
Marlon Goff	*	Interim Planning and Development Director
Byron Hardy	*	IT Administrator
Lauren Lewis	*	Community Engagement Administrator
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 7:05 P.M., with a quorum of the City Council present.

**INVOCATION**

Council Member Jeremy Woods, Sr. delivered the Invocation.

**PLEDGE OF ALLEGIANCE**

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

### **PUBLIC COMMENT**

Mayor Pro Tem Sonja A. Brown, 1938 S Hampton Road, Glenn Heights, TX – stated that remarks made by Red Oak Independent School District Board Member, Penny Story, related to her comparison of wearing face mask coverings due to the Novel Coronavirus (COVID-19) to Sharia face coverings was inappropriate. She also reiterated the importance of voting during local elections.

### **EVENT**

Mayor Harry A. Garrett announced the following event:

- Back to School Contactless School Supply Drive-Thru, Heritage Community Park, 400 E Bear Creek Rd., Glenn Heights, August 8, 2020, 10:00 A.M. – Noon

### **INTRODUCTIONS**

Jaynice Porter-Brathwaite, Human Resources Director, made the following staff introductions:

- Richard Miles, Meter Reader/Utility Worker I
- Russell Lloyd, Police Officer I
- Johnathan Wimberly, Police Officer
- Nicholas Alva, Field Supervisor
- Kelyse Reyna, Groundskeeper

### **CONSENT AGENDA**

1. Discuss and take action to approve City Council Meeting Minutes of the July 21, 2020, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action authorizing the City Manager to expend an amount not to exceed ONE HUNDRED SIXTY-FOUR THOUSAND DOLLARS (\$164,000) from the Telecommunications Fund for the City's High-Speed Internet and Voice Over Internet Protocol (VOIP) service through AireSpring for a three (3) year term. (Byron Hardy, IT Administrator)
3. Discuss and take action to approve a Final Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.696-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The property is currently undeveloped but proposed for 75 single-family residential lots and 1 HOA owned and maintained common area lot. (Marlon Goff, Interim Planning and Development Director)
4. Discuss and take action on Resolution R-23-20, a Resolution of the City Council of the City of Glenn Heights, Texas, renumbering, readopting, and ratifying a Resolution previously adopted as Resolution No. R-15-20 on July 7, 2020,

affirming the appointment of a shared Board Member with the cities of Garland and Rowlett to serve on the Dallas Area Rapid Transit (DART) Board as provided in Section 452 of the Texas Transportation Code; and providing for an effective date. (Brandi Brown, City Secretary)

David Hall, City Manager, answered Council's questions related to the City meeting procurement requirements for Consent Agenda item 3.

Council Member Jeremy Woods, Sr. made a motion to approve Consent Agenda items 1-4. Council Member Machanta Newson made the second. The motion carried with the following vote:

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

### **AGENDA**

1. Public hearing to receive testimony concerning Ordinance O-10-20, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article IX "Zoning Districts", at Section 3 "Provisional Districts" and at Subsection IX.3.3 "MF – Multifamily Residential District" by amending Subpart A thereof; providing a repealing clause, providing a severability clause, and providing an effective date.

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

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

Council received testimony from the following:

Bret Hess, 327 Blue Ribbon Road, Waxahachie, TX – provided a brief overview of his professional background and local projects he has been involved with, and discussed the requested Zoning changes he is seeking for a pending project in Glenn Heights.

Council Member Shaunte L. Allen made a motion to close the Public Hearing. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

2. Discuss and take action on Ordinance O-10-20, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Chapter 14 "Zoning", Exhibit A "Zoning Ordinance", Article IX "Zoning Districts", at Section 3 "Provisional districts" and at Subsection IX.3.3 "MF – Multifamily Residential District" by amending Subpart A thereof; providing a repealing clause, providing a

severability clause; and providing an effective date. (First Reading)

Marlon Goff, Interim Planning and Development Director, introduced this item to Council. Miamauni Hines, Planner, completed a presentation related to amending Zoning Ordinance – Article IX and how the amendments would affect residential and commercial structures. Ms. Hines also provided project examples of residential and commercial structures and made a staff recommendation to approve the requested amendments.

Council Member Jeremy Woods, Sr. made a motion to approve Ordinance O-10-20, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Chapter 14 “Zoning”, Exhibit A “Zoning Ordinance”, Article IX “Zoning Districts”, at Section 3 “Provisional districts” and at Subsection IX.3.3 “MF – Multifamily Residential District” by amending Subpart A thereof; providing a repealing clause, providing a severability clause, and providing an effective date. (First Reading) Council Member Shaunte L. Allen made the second. The following no action vote was recorded:

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

3. Public hearing to receive testimony concerning Ordinance O-11-20, 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 39.820-acre property designated as a 38.820-acre parcel situated in the Elias R Parks Survey, Abstract No. 1131, Located as 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas, and a 1.000-acre parcel situated in the Elias R Parks Survey, Abstract No. 1131, located at 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas (the “Property”), from Single Family-1 (SF-1) to Planned Development-25, Single Family-3 (“PD-25/SF-3”), more particularly described and depicted in Exhibit “A” hereto, to allow for the development of not more than 70 residential lots thereon; providing 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 and Park Plan attached hereto as Exhibit “C”; 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.

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

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

Council received testimony from the following:

Jack Morris, 1182 W Bear Creek Road, Glenn Heights, TX – expressed concerns

regarding his home address appearing on the Public Notice, and that he believed amending the Zoning Ordinance would decrease property values and increase traffic flow in the area. He also asked who would maintain fencing and greenspace in the project area, and if utilities would be affected.

Gloria Albanesi North, 1002 W Bear Creek Road, Glenn Heights, TX – expressed concerns related to an increased traffic flow, issues with flood zones, status of agricultural exemptions, and school over-crowding if the Zoning Ordinance is approved by Council.

Council Member Jeremy Woods, Sr. made a motion to close the Public Hearing. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

4. Discuss and take action on Ordinance O-11-20, 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 39.820-acre property designated as a 38.820-acre parcel situated in the Elias R Parks Survey, Abstract No. 1131, Located as 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas, and a 1.000-acre parcel situated in the Elias R Parks Survey, Abstract No. 1131, located at 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas (the "Property"), from Single Family-1 (SF-1) to Planned Development-25, Single Family-3 ("PD-25/SF-3"), more particularly described and depicted in Exhibit "A" hereto, to allow for the development of not more than 70 residential lots thereon; providing 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 and Park Plan attached hereto as Exhibit "C"; 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. (First Reading)

Marlon Goff, Interim Planning and Development Director, introduced this item to Council. Miamauni Hines, Planner, explained that Staff had received a request from the Applicant to remand this item back to the Planning and Zoning Commission due to significant changes since the Planning and Zoning Commission made its recommendation.

Council Member Jeremy Woods, Sr. made a motion to remand this item to the Planning and Zoning Commission. Council Member Machanta Newson made the second. The motion carried with the following vote:

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Allen, and Newson

5. Discuss and take action to approve Resolution R-17-20, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the terms and conditions of an Interlocal Agreement with Dallas County, Texas, relating to the CARES Act funding; authorizing its execution by the City Manager; and providing for an effective date.

Marlon Goff, Interim Planning and Development Director, introduced this item to Council and completed a presentation related to 2020 CARES Act funding allocations, the process to receive funding, proposed use of funds, and the program budget. Marlon Goff, David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council's questions related to the source of available funds, how funds could be allocated, the approval process to receive funding, and how businesses will be notified that financial assistance is available.

Council Member Jeremy Woods, Sr. made a motion to approve Resolution R-17-20, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the terms and conditions of an Interlocal Agreement with Dallas County, Texas, relating to the CARES Act funding; authorizing its execution by the City Manager; and providing for an effective date. 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

6. Discuss and take action to approve Resolution R-18-20, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the terms and conditions, and authorizations of a Grant Agreement with the Texas Division of Emergency Management relating to the CARES Act Coronavirus Relief Funding; authorizing application for and of the grant agreement, including all terms, conditions, authorizations, and other necessary documents by the City Manager; and providing for an effective date.

Marlon Goff, Interim Planning and Development Director, introduced this item to Council and completed a presentation related to 2020 CARES Act funding allocations, the process to receive funding, proposed use of funds, the program budget, and what type of assistance is offered.

Council Member Jeremy Woods, Sr. made a motion to approve Resolution R-18-20, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the terms and conditions, and authorizations of a Grant Agreement with the Texas Division of Emergency Management relating to the CARES Act Coronavirus Relief Funding; authorizing application for and of the grant agreement, including all terms, conditions, authorizations, and other necessary documents by the City Manager; and providing for an effective date. 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

7. Discuss and take action to approve Resolution R-19-20, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing application for and acceptance from Dallas County of funding applied for the 2020-2021 Fiscal Year Dallas County Community Development Block Grant (CDBG)-Related Cares Act Project - Mesa Area Water and Road Improvements; and providing for an effective date.

Marlon Goff, Interim Planning and Development Director, introduced this item to Council and completed a presentation related to CARES Act – FY 2020 Supplemental CDBG Funding, grant terms and eligibility, location eligibility, the Mesa Road and Water project that was awarded funding, and the Mesa Road project timeline. Marlon Goff and David Hall, City Manager, answered Council's questions related to location eligibility, if the Loop 9 Project would affect the Mesa Road and Water project, project timelines, current CDBG projects in the City, and allocation of funds.

Council Member Ron Adams made a motion to approve Resolution R-19-20, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing application for and acceptance from Dallas County of funding applied for the 2020-2021 Fiscal Year Dallas County Community Development Block Grant (CDBG)-Related Cares Act Project - Mesa Area Water and Road Improvements; and providing for an effective date. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

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

8. Update and overview of Glenn Heights Police Department operations.

Mayor Harry A. Garrett introduced this Agenda item and David Hall, City Manager, discussed the purpose of the presentation. V.E. Dooley, Chief of Police, provided a brief overview of his employment history, and completed a presentation comparing the past and present state of the Police Department and how the transition was achieved. He also provided an overview of department expenditures, terminations and demotions, Officer demographics, training, quality control audits, available technology, department policies, established partnerships and operations, and future endeavors of the department. Chief Dooley answered questions related to terminology used in various reports, changes that have been implemented, body camera and background check/review policies, current training efforts, and the possibility of the formation of a mental health team.

Council Member Ron Adams made a motion to extend the Council Meeting to 10:30 P.M. 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

9. Update on the Novel Coronavirus (COVID-19) for the City of Glenn Heights.  
(Keith Moore, Fire Chief/Emergency Management Coordinator)

10. June 2020 Financial Report. (Phillip Conner, Finance Director)

Council Member Ron Adams made a motion to table Agenda items 9 and 10. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

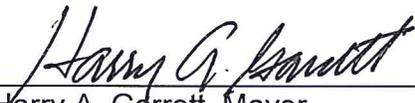
**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

**ADJOURNMENT**

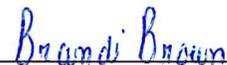
Council Member Ron Adams made a motion to adjourn. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett adjourned the meeting at 10:02 P.M.

  
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Harry A. Garrett, Mayor

Attest:

  
\_\_\_\_\_  
Brandi Brown, City Secretary  
Passed and approved on the 18<sup>th</sup> day of August 2020