



City of Mesquite, Texas

Minutes - Final City Council

Monday, November 18, 2024

6:15 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Present: Mayor Daniel Alemán, Jr., and Councilmembers B. W. Smith, Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 6:15 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:35 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 13 – Discuss an update to economic development incentives for a project at IH-20 and Lawson Road); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:39 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:39 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas (Legal advice regarding Petitions by Landowners or Residents for Release of Area from Extraterritorial Jurisdiction); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:51 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.

INVOCATION

Stanley Viquez, Pastor, Iglesia Mundo de Fe, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of True Service Lodge #399 of the Most Worshipful Prince Hall Grand Lodge of Texas of Freemasons.

SPECIAL RECOGNITION

Mayor Alemán recognized veterans in attendance at tonight's meeting. He also recognized Municipal Court Judge Detra Hill; Assistant City Attorney John Galvin; Senior Assistant City Attorney Cody McCullar; and City Marshal Mike Meek, who were in attendance at tonight's meeting.

- 1 Recognize Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that this program is an opportunity to recognize employees for their excellent customer service to the organization and the Mesquite community. A brief video was shown highlighting each employee's contribution to the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley presented Certificates of Appreciation to the following employees in honor of their service to the City of Mesquite: Angela Silva, Animal Control Officer - Animal Services Department; Macrina Aguilar, Special Events & Sponsorships Coordinator - Parks and Recreation Department; Ian Dudley, Police Officer - Mesquite Police Department; Lawrence Allen, Deputy Marshal - Mesquite Marshal's office.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that it's time to sign kids up for Turkey Camp. Over the Thanksgiving break, kids in Kindergarten through 6th Grade can spend one day or all week at Camp. Highlights include playing games, creating holiday crafts and participating in fun activities. Turkey Camp will be held from Monday, November 25, 2024, through Friday, November 29, 2024, except for Thanksgiving Day, Thursday, November 28, 2024, at Dunford Recreation Center, 1015 Green Canyon Drive, and Rutherford Recreation Center, 900 Rutherford Drive. For kids looking for a little more adventure, a one day Turkey Camp will be held on Monday, November 25, 2024, at Rorie-Galloway Day Camp, 3100 Lawson Road. For pricing, camp hours and to register, visit www.cityofmesquite.com/HolidayCamps.

2. Mr. Green stated that the City of Mesquite is encouraging citizens to shop local this holiday season. Spending money in Mesquite helps business owners as well as the local economy. Kick off the gift-buying season with Downtown Mesquite's Small Business Saturday shopping event on Saturday, November 30, 2024. Small Business Saturday coincides with the final Downtown Mesquite Farmer's Market of the 2024 season, which will include gift items from local vendors. Visit Front Street Station, 100 West Front Street, from 9:00 a.m. to 1:00 p.m.

3. Ms. Rodriguez-Ross stated that this holiday season, the City of Mesquite will be hosting several festive, family-friendly events. On Tuesday, December 3, 2024, join the tree lighting with Christmas on the Square in Downtown Mesquite. Christmas in the Park will be held on Saturday, December 7, 2024, and Sunday, December 8, 2024, which will include hot cocoa, free pictures with Santa and fireworks both nights. Also, celebrate the season at the Mesquite Arts Center with "A Christmas Carol" presented by the Mesquite Arts Theatre and holiday programs by the local symphony and community band. Visit www.cityofmesquite.cojm/RealTexasHolidays for details about all of these events and more.

4. Mr. Boroughs announced that the City officially opened its first skatepark on Saturday, November 9, 2024. The Mesquite Skatepark at Westlake Sports Center is designed to welcome skateboarders of all skill levels. The Skatepark was one of the top features that residents asked for in the Parks and Recreation Master Plan. He thanked Director of Parks and Recreation Elizabeth Harrell and all of the dedicated Parks staff members for their hard work. He also expressed appreciation to the Mesquite 4B Quality of Life Corporation for their financial support of this project. Annual memberships and daily pass options are available for skatepark access. Learn more by visiting www.cityofmesquite.com/Skatepark.

5. Mr. Smith reminded citizens that all City of Mesquite offices and facilities will be closed on Thursday, November 28, 2024, for Thanksgiving Day. Trash and recycling will not be collected that day. The City will be closed again on Friday, November 29, 2024, for Thanksgiving Friday but Evens Recreation Center, 1116 Hillcrest Street, will be open from 2:00 p.m. to 6:00 p.m. Trash will be collected on Friday but recycling will not be collected. Also, with holiday meal preparation, he reminded everyone that it's important to properly dispose of fats, oils and grease. To avoid expensive plumbing repairs and damage to the sewer system, please scrape cooled grease or fat into the trash or pour grease into a closed-lid container and dispose in the trash. Residents may recycle used cooking oil for free at the City of Mesquite Convenience Center, 3550 Lawson Road, which will be open on Friday, November 29, 2024.

6. Mr. Murden reminded citizens of the WARM (Weather Activated Relief for Mesquite) program, which is sponsored by Sharing Life Community Outreach, the Mesquite Ministerial Alliance and the City of Mesquite. The program provides temporary accommodations for unsheltered individuals during extreme weather conditions. Notifications are posted on the City's social media channels when WARM is activated, or check Sharing.Life/WARM. Sharing Life accepts warm clothing and toiletry items as well as financial donations. Visit Sharing.Life/WARM for information or to donate.

7. Mayor Alemán announced that MVP Nutrition and Energy was recently named the Texas Downtown Business of the Year at the Texas Downtown President's Awards Gala. This award is awarded to business owners who not only are successful but who also are active in promoting their City's downtown area. MVP's owner, Hector Vela, has been a wonderful volunteer and ambassador for the City and for Downtown Mesquite. He congratulated Hector for this accomplishment. Downtown Mesquite was a finalist for three other awards including a promotion award for the Solar Rodeo events, best public partner for the Mesquite Arts Center and best renovation for Heritage Plaza. He congratulated Downtown Development Manager Beverly Abell and the entire team for rising to the top in a very competitive field.

CITIZENS FORUM

1. Tyrone Phillips, 3600 Flintstone Drive, Plano, spoke regarding a three-year Rental Certificate of Occupancy Inspection Program.

2. Avery Salone, 3104 Castleman Way, expressed concerns regarding Public Improvement District (PID) taxes and fire coverage for his neighborhood.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Smith and approved unanimously.

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Minutes of the regular City Council meeting held November 4, 2024.

Approved on the Consent Agenda.

- 3 A resolution authorizing acceptance of the Fiscal Year 2024-2025 Homeland Security Grant Program and execution of the Sub-Recipient Agreements with the Office of the Governor, Texas Homeland Security - State Administrative Agency, for \$30,000.00, designating the City Manager as the official representative of the City in connection with the grant and authorizing the City Manager to take all actions and execute all documents with the State of Texas Department of Homeland Security.

Approved on the Consent Agenda.

Resolution No. 53-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING ACCEPTANCE OF THE FISCAL YEAR 2024-2025 HOMELAND SECURITY GRANT PROGRAM AND EXECUTION OF THE SUB-RECIPIENT AGREEMENTS WITH THE OFFICE OF THE GOVERNOR, TEXAS HOMELAND SECURITY - STATE ADMINISTRATIVE AGENCY, FOR \$30,000.00; DESIGNATING THE CITY MANAGER AS THE OFFICIAL REPRESENTATIVE OF THE CITY IN CONNECTION WITH THE GRANT; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS AND EXECUTE ALL DOCUMENTS WITH THE STATE OF TEXAS DEPARTMENT OF HOMELAND SECURITY. (Resolution No. 53-2024 recorded in Resolution Book No. 69.)

- 4 A resolution authorizing the City Manager to execute an Interlocal Agreement with the City of Forney for Forney to provide to Mesquite wholesale wastewater services so that Mesquite may provide wastewater service to a proposed 446-acre development located in Kaufman County inside the City of Mesquite's Extraterritorial Jurisdiction (ETJ).

Approved on the Consent Agenda.

Resolution No. 54-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS ("MESQUITE"), AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF FORNEY ("FORNEY") FOR FORNEY TO PROVIDE TO MESQUITE WHOLESALE WASTEWATER SERVICE SO THAT MESQUITE MAY PROVIDE WASTEWATER SERVICE TO A PROPOSED 446 ACRE DEVELOPMENT LOCATED IN KAUFMAN COUNTY INSIDE THE CITY OF MESQUITE'S EXTRATERRITORIAL JURISDICTION; AND PROVIDING AN EFFECTIVE DATE. (Resolution No. 54-2024 recorded in Resolution Book No. 69.)

- 5 Bid No. 2025-005 - Purchase of Twenty (20) Police Interceptors.
(Staff recommends award to Sam Pack's Five Star Ford, Ltd., through HGAC VE05-24 Contract, in an amount not to exceed \$1,040,564.20.)

Approved on the Consent Agenda.

- 6 Bid No. 2025-028 - Purchase Two Jacobsen HR700 Wide Area Mowers.
(Staff recommends award to Textron E-Z-GO, LLC, through BuyBoard Contract No.706-23, sponsored by the Texas Association of School Boards, in the amount of \$190,222.56.)

Approved on the Consent Agenda.

- 7 RFP No. 2025-030 - Annual Medical Plan Reinsurance (Stop Loss).
(Staff recommends award to VOYA Financial Advisors, Inc., through insurance

broker, Stealth Partner Group, LLC, and to authorize the City Manager to finalize and execute any required documents for FY 2024-2025, to secure stop loss coverage for the City group medical healthcare plan in an amount not to exceed \$970,752.00.)

Approved on the Consent Agenda.

- 8 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract, with Kimley-Horn and Associates, Inc., in connection with the Barnes Bridge Ground Storage Tanks Roof Rehabilitation - Construction Support Services, in the amount of \$130,300.00.

Approved on the Consent Agenda.

- 9 To Bid No. 2023-034, authorize the City Manager to execute an Addendum to Pricing Proposal Quotation No. 25354670 for the purchase of a Managed Detection and Response Service for Rapid7 Cybersecurity, with SHI Government Solutions, through the Texas Department of Information Resources Contract No. DIR-TSO-4288, in an amount not to exceed \$148,050.00.

Approved on the Consent Agenda.

- 10 Authorize the City Manager to execute a Contract of Sale between the City of Mesquite and Oncor Delivery Company LLC for the sale of 1.510 acres of City-owned land generally located at Gross Road and Windbell Circle for the fair market value purchase price of \$230,209.00 and to execute such other documents necessary to close the transaction.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

OTHER BUSINESS

- 11 Consider a resolution casting its vote for a member(s) of the Board of Directors of the Kaufman Central Appraisal District (KCAD).

City Manager Cliff Keheley stated that the City of Mesquite is allocated 20 votes for supporting members of the Kaufman Central Appraisal District (KCAD) Board of Directors. Votes may be cast for one candidate or distributed among any number of candidates listed on the official ballot.

Mr. Casper moved to cast four votes for each for the following nominees: Bruce Bynum, Robert Dobbs, Don Griffin, Bruce Wood and John Zaby as members of the Kaufman Central Appraisal District (KCAD) Board of Directors, and to approve Resolution No. 55-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS, CASTING ITS VOTE FOR A MEMBER(S) OF THE BOARD OF DIRECTORS OF THE KAUFMAN CENTRAL APPRAISAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 55-2024 recorded in Resolution Book No. 69.)

- 12 Consider a resolution casting its vote for a member(s) of the Board of Directors

of the Dallas Central Appraisal District (DCAD).

City Manager Cliff Keheley stated that the City of Mesquite is allocated 60 votes for supporting members of the Dallas Central Appraisal District (DCAD) Board of Directors. Votes may be cast for one candidate or distributed among any number of candidates listed on the official ballot.

Mr. Casper moved to cast fifty-five votes for Kevin Carbo, Sr. and five votes for Pauline Medrano, as members of the Dallas Central Appraisal District (DCAD) Board of Directors, and to approve Resolution No. 56-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, CASTING ITS VOTE FOR A MEMBER(S) OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 56-2024 recorded in Resolution Book No. 69.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 7:31 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor