



# City of Mesquite, Texas

## Minutes - Final City Council

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Monday, June 17, 2024

5:00 PM

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

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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 - 5:00 P.M.**

#### **AGENDA REVIEW**

#### **STAFF PRESENTATIONS**

- 1 Receive departmental strategy and budget presentations from the Airport, Solid Waste and Human Resources Departments related to City Council strategic goals and objectives.

**The budget presentation for the Solid Waste Department was not received.**

### **EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:00 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 (Discuss regulation of sober living houses); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:32 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

### **CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:34 P.M.**

- 2 Receive Economic Development Department Council Update.

Javan Gonzalez, Visit Mesquite Manager, presented a report regarding the solar rodeo events on April 6 through April 8, 2024. There was an increase of out-of-state and international visitors throughout the weekend and the total number of visitors was 43,100. Visit Mesquite also saw a substantial increase in social media interactions with a 77 percent increase in Facebook likes and a 70 percent increase in Instagram followers. Mesquite was the host site for the Associated Press for the world-wide broadcasting of the solar eclipse reaching 2.65 million live viewers.

Mr. Gonzalez reviewed the Convention and Visitor's Bureau (CVB)

accomplishments during the last quarter. Visitor numbers have increased, and from January through March 2024, Mesquite has had approximately 113,500 visitors. The Mesquite Convention Center is hosting several new events and leagues including the Texas Cornhole League, Lonestar Regional Dance and Stamp Scrap Art Tour. The Mesquite Arena will continue to host concerts and Texas Outlaws Pro Arena Soccer Team games.

Kim Buttram, Director of Economic Development, presented an update on Downtown Mesquite development. The Downtown Overlay is in the final editing stage and there will be an upcoming public meeting. Downtown Mesquite staff assisted over 80 businesses in the past three months, have been doing prospect mentoring and property tours, and have coordinated consultations with property owners and the Building Inspection Division to review potential building modification needs. The Farmer's Market opened April 6, 2024, and will operate weekly until November. This past weekend, the Farmer's Market hosted over 40 vendors. Downtown Mesquite also achieved National Accreditation for the fifth year in a row.

Ms. Buttram presented Economic Development highlights. Staff attended the International Council of Shopping Centers (ICSC) in May and were able to secure 12 appointments, attend professional development sessions and unveiled a new retail strategy. Mesquite was also a Presenting Sponsor at the DFW Experiential Retail & Mixed-Use Conference just a few weeks ago. A new marketing strategy for retail in Mesquite will divide Mesquite into three distinct retail sectors (Town East Retail District, Midtown Mesquite and Trinity Pointe) and will provide statistics based on each of those sectors. Other marketing highlights include "The Sky's the Limit" ad that was ran in the Dallas Relocation Guide and NTX magazine; and Small Business Week featuring Wing City Mesquite, The Wellness Place and Panaderia Y Taqueria Mi Morelia on the City's LinkedIn and other social media sites.

Ms. Buttram presented grand opening highlights that include the opening of General Dynamics on May 29, 2024; Canadian Solar on June 6, 2024; and Vehicle Accessory Group on June 17, 2024. Within three weeks, the Office of Economic Development celebrated the opening of 2.6 million square-feet, approximately 2,300 new jobs and \$1 billion capital investment.

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

### **INVOCATION**

Nathaniel Rainey, Pastor, Jireh's Tabernacle Worship Center, Mesquite, Texas.

### **PLEDGE OF ALLEGIANCE**

Graduates of the Leading 4 Success (L4S) Academy.

**SPECIAL ANNOUNCEMENTS**

1. Mr. Murden advised that all City offices will be closed on Wednesday, June 19, 2024, to observe the federal Juneteenth Holiday, which commemorates the end of slavery in the United States. He invited citizens to attend the Mesquite NAACP Juneteenth Celebration on Saturday, June 22, 2024, from 2:00 p.m. to 6:00 p.m., at Paschall Park, 1001 New Market Road. The Mesquite Metro Airport and the Compost Facility and Convenience Center will remain open and commercial and residential trash will be collected. To find future City of Mesquite holiday closures and service impacts, visit [www.cityofmesquite.com/Holidays](http://www.cityofmesquite.com/Holidays).
2. Mr. Smith stated that due to recent storms and power outages, the Dive-In Movie has been rescheduled for Friday, June 28, 2024, from 7:00 p.m. to 10:00 p.m., at City Lake Aquatic Center, 200 Parkview Street. Pre-movie activities include fun pool games for all ages with prizes. Snow cones and other concessions will be available for purchase. Bring your lawn chairs to enjoy the movie, Disney-Pixar's "Elemental." Admission is free but is limited to 500 attendees.
3. Mr. Boroughs stated that this summer, active-duty military personnel and up to five family members will receive free admission into participating museums, zoos, and nature centers across the nation, including Mesquite's Florence Ranch Homestead and Opal Lawrence Historical Park through the Blue Star Museum national program which runs through Labor Day. He thanked Historic Mesquite, Inc., for participating in this program to show our appreciation to our service members and their families.
4. Mr. Boroughs thanked City of Mesquite employees for their clean-up efforts after the recent storms and asked citizens to please be patient. City crews are working as fast as they can to pick up brush and debris in neighborhoods.
5. Ms. Rodriguez-Ross stated that every Tuesday in July, the City is offering free events such as the Epic Summer Experience for teens ages 12 – 17. Last year, more than 1,000 students participated. This year, the Epic Summer Experience will be held at Terry Middle School, 2351 Edwards Church Road, on July 9, 2024, and July 23, 2024, and at Vanston Middle School, 3230 Karla Drive, on July 16, 2024, and July 30, 2024, from 6:00 p.m. to 8:00 p.m. Activities include music, food, basketball, soccer, volleyball, crafts and more.
6. Ms. Rodriguez-Ross expressed condolences to the family of Holly Fisk who recently passed away.
7. Mr. Green stated that now through June 22, 2024, the Mesquite Arts Center is exhibiting "Paradise Still Lost" by Dallas-based visual artist Shawn Saumell. This showcase features murals of more than one hundred unique photographs printed on brushed aluminum. The Mesquite Arts Theatre will present "Noises Off" through June 23, 2024. This hilarious classic English farce is a play within a play. Visit [www.mesquiteartstheatre.org](http://www.mesquiteartstheatre.org) for showtimes and tickets. On June 24, 2024, the Mesquite Community Band will present a tribute to our great nation with their "Celebrate America" concert at the Mesquite Arts Center, 1527 North Galloway Avenue. Admission is free and doors open at 6:30 p.m.
8. Mr. Casper announced that the City of Mesquite is partnering with Mesquite Independent School District to host Project LEAD. This leadership program is designed for motivated residents interested in learning about leadership. Those selected to participate in Project LEAD will commit to attending four sessions. The program is designed to encourage attendees to serve on boards, commissions and organizations within the City and School District as well as to develop future elected officials. Interested citizens can apply now through July 19, 2024.

9. Mayor Alemán thanked the Mesquite Elks Lodge No. 2404 Auxiliary for the generous \$5,000.00 donation on Wednesday, June 12, 2024, for Addressing Mesquite Day, which will be held on Saturday, October 5, 2024. This year will mark the 20th Anniversary of Addressing Mesquite Day, which is a one-day event that focuses on providing exterior home repairs for senior citizens, single parents, military veterans, the disabled and other homeowners in Mesquite. Projects include painting, landscaping, building a ramp or tearing down an old shed. The last day for homeowners to submit applications for assistance is Friday, June 28, 2024, and the last day for volunteer groups to sign up is Friday, July 26, 2024. Addressing Mesquite Day would not be possible without the support of community donors like the Elks and the Auxiliary. On behalf of the City Council, we thank you for your generous gift to our residents to help them meet community standards for their homes.

10. Mayor Alemán encouraged citizens to consider donating a jar of peanut butter and/or jelly to the "Spread the Love" campaign to feed children in need this summer. The City partners with Sharing Life to distribute the donations collected.

11. Mayor Alemán reminded children ages 12 and under to sign up for the Mesquite Mayor 1,000 Page Reading Challenge that runs through July 31, 2024.

### **CITIZENS FORUM**

1. Trice Battle, 3009 Sandhurst Drive, representing the Park Chase neighborhood as HOA President, expressed the need for fiber optic and cable upgrades in his neighborhood.

2. Henry Brown, 211 Athel Drive, expressed support for the Juneteenth Celebration to be held on Saturday, June 22, 2024, at Paschall Park.

3. Jai Mitchell Manning, 3201 Fox Ridge Trail, expressed concerns regarding stop signs and signage in the Ridge Ranch neighborhood.

4. Nickie Turner, 3120 Brookhill Lane, expressed the need for time constraints for a gun range near the Ridge Ranch neighborhood.

5. Royce Cardoza, 3205 Southampton Drive, expressed the need for speed bumps in the Ridge Ranch 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 Ms. Rodriguez-Ross and approved unanimously.**

**3** Minutes of the regular City Council meeting held June 3, 2024.

**Approved on the Consent Agenda.**

**4** An ordinance amending the City Code by revising certain sections in Chapter 9 (Motor Vehicles and Traffic), Article VI (Stopping, Standing and Parking), for the purpose of allowing angle parking in cul-de-sacs and knuckles unless otherwise prohibited, and updating provisions when parking may be strictly prohibited in said locations.

**Approved on the Consent Agenda.**

**Ordinance No. 5112, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE BY REVISING CERTAIN SECTIONS IN CHAPTER 9 (MOTOR VEHICLES AND TRAFFIC), ARTICLE VI (STOPPING, STANDING AND PARKING) FOR THE PURPOSE OF ALLOWING ANGLE PARKING**

IN CUL-DE-SACS AND KNUCKLES, OR PARTIAL CUL-DE-SACS, UNLESS OTHERWISE PROHIBITED AND UPDATING PROVISIONS WHEN PARKING MAY BE STRICTLY PROHIBITED IN SAID LOCATIONS; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5112 recorded in Ordinance Book No. 131.)

- 5 An ordinance amending the budget for Fiscal Year 2023-24.

**Approved on the Consent Agenda.**

Ordinance No. 5113, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2023-24 AS HERETOFORE APPROVED BY ORDINANCE NO. 5045 OF THE CITY OF MESQUITE, TEXAS, ADOPTED ON AUGUST 21, 2023, APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES OF THE CITY OF MESQUITE FOR FISCAL YEAR 2023-24 FOR THE MAINTENANCE AND OPERATION OF VARIOUS DEPARTMENTS AND ACTIVITIES OF THE CITY, FOR CAPITAL AND OTHER IMPROVEMENTS OF THE CITY AND FOR ALL OTHER EXPENDITURES INCLUDED IN SAID AMENDED BUDGET; AND PROVIDING A SEVERABILITY CLAUSE. (Ordinance No. 5113 recorded in Ordinance Book No. 131.)

- 6 Bid No. 2024-052 - Travis Williams Athletic Complex: Field Improvements.  
(Authorize the City Manager to finalize and execute a contract and any required documents with Sports Field Solutions, LLC, in an amount not to exceed \$222,917.04.)

**Approved on the Consent Agenda.**

- 7 RFP 2024-084 - Evans Recreation Center: Entrance Improvements.  
(Authorize the City Manager to finalize and execute a contract with JM Management LLC dba JM Construction Solutions in the amount of \$199,425.64.)

**Approved on the Consent Agenda.**

- 8 RFP No. 2024-085 - Westlake Skate Park: Site Improvements.  
(Staff recommends rejecting all bids.)

**Approved on the Consent Agenda.**

- 9 Bid No. 2024-101 - Wiser Road Reconstruction.  
(Authorize the City Manager to finalize and execute a contract with CCGMG, LLC, Series B, in the amount of \$375,000.00.)

**Approved on the Consent Agenda.**

- 10 Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2023-095, Paving Improvements for Lee Street and Grubb Drive, with Texas Materials Group, Inc., d/b/a Texas Bit, in the amount of \$358,918.95.

**Approved on the Consent Agenda.**

- 11 Authorize the City Manager to finalize and execute an Interlocal Agreement with the University Emergency Medical Response on behalf of University of Texas at Dallas to provide emergency medical services education and training in the classroom and through internship shifts to Mesquite Fire Department employees.

**Approved on the Consent Agenda.**

- 12 Authorize the Fire Chief's execution of Amendment No 1 to the original executed Memorandum of Understanding (MOU) approved by Council April 15, 2024, between the City of Mesquite Fire Department and Texas A&M Engineering Service (TEEX).

**Approved on the Consent Agenda.**

#### **END OF CONSENT AGENDA**

#### **APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- 13 Consider appointment of one Regular Member (Position No. 4) to the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for a term to expire December 31, 2024, and one Alternate Member (Alternate No. 1) for a term to expire December 31, 2025, or one Alternate Member (Alternate No. 2) for a term to expire December 31, 2024.

**Mr. Casper moved to change the appointment of Ronnie Chenault from an Alternate Member (Alternate No. 2) to a Regular Member (Position No. 4) of the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for a term to expire December 31, 2024. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.**

- 14 Consider appointment of one Regular Member (Position No. 4) and one Alternate Member (Alternate No. 2) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2024.

**Mr. Casper moved to change the appointment of Jessie Barahona from an Alternate Member (Alternate No. 1) to a Regular Member (Position No. 4) and to appoint William Augustine as an Alternate Member (Alternate No. 2) of the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2024. Motion was seconded by Mr. Murden and approved unanimously.**

- 15 Consider appointment of principal and alternate members to the Regional Transportation Council for terms to expire June 30, 2026.

**Mr. Green moved to appoint Mayor Daniel Alemán, Jr. as the primary member and Councilmember Tandy Boroughs as the alternate member to the Regional Transportation Council for terms to expire June 30, 2026. Motion was seconded by Mr. Casper and approved unanimously.**

#### **PUBLIC HEARINGS**

- 16 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0524-0361, submitted by City of Mesquite, for a change of zoning to amend Planned Development Ordinance No. 2399 to modify sign regulations, located

at 3201 East Cartwright Road.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

**A public hearing was held for Zoning Application No. Z0524-0361.**

Jeff Armstrong, Director of Planning and Development Services, stated that the Shadow Creek retail development includes a Development Agreement previously approved by the City Council (Resolution Nos. 42-2021 and 66-2023). The Development Agreement called for multi-tenant monument signs for the businesses in the Planned Development (PD). However, because the PD is being subdivided into multiple lots, the proposed multi-tenant signs would advertise businesses that are technically off-premises, which is prohibited by the Sign Ordinance. The proposed PD amendment would allow for multi-tenant signs within the PD to advertise any business within the PD, regardless of lot lines.

No one appeared regarding the proposed application.

Mr. Murden moved to approved Zoning Application No. Z0524-0361, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5114, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – GENERAL RETAIL ORDINANCE NO. 2399 TO MODIFY THE SIGN REQUIREMENTS FOR THE PROPERTY LOCATED AT 3201 EAST CARTWRIGHT ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 5114 recorded in Ordinance Book No. 131.)

17

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0524-0362, submitted by Mark Seibold of Inventure Design, for a change of zoning from Truman Heights Neighborhood District to Truman Heights Neighborhood District with a Conditional Use Permit to allow a medical clinic, located at 1835 N. Galloway Avenue.

(No response in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations).

**A public hearing was held for Zoning Application No. Z0524-0362.**

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant proposes to open a medical clinic in a suite within the Northridge Shopping Center. The property is located in the Truman Heights Neighborhood (THN) zoning district which only allows medical clinics by Conditional Use Permit. Two other clinics have been approved by the City Council in the THN district.

Erika Pratt, representing Suvida Healthcare, stated that the clinic will provide primary health care for Medicare Advantage eligible seniors years 65 and older, however, they also provide services for disabled patients under 65 years of age who qualify for Medicare and Medicaid. Along with primary care services they will provide mental health services, physical therapy services, dietician services,

a clinical pharmacist, and a community room attached to the medical center. Operating hours will be Monday through Friday from 8:00 a.m. to 5:00 p.m.

No one appeared regarding the proposed application.

Mr. Smith moved to approved Zoning Application No. Z0524-0362, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5115, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM THE TRUMAN HEIGHTS NEIGHBORHOOD (“THN”) DISTRICT TO THN DISTRICT WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 1835 AND 1839 NORTH GALLOWAY AVENUE TO ALLOW A MEDICAL CLINIC; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5115 recorded in Ordinance Book No. 131.)

**ADJOURNMENT**

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Casper and approved unanimously. The meeting adjourned at 7:48 p.m.

Attest:

Approved:

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Sonja Land, City Secretary

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Daniel Alemán, Jr., Mayor