



City of Mesquite, Texas

Minutes - Final City Council

Monday, July 1, 2024

5:00 PM

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

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

Absent: Councilmember Jeff Casper.

PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive departmental strategy and budget presentations from the Information Technology, Planning and Development Services, Parks and Recreation, and Communications and Marketing Departments related to City Council strategic goals and objectives.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:11 P.M.

INVOCATION

Chaplain Bruce Buswell, American Legion Post #504, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the American Legion Post #504.

SPECIAL ANNOUNCEMENTS

1. Mr. Green stated that it's not too late to join the Mesquite Mayor 1,000 Page Reading Challenge. All Mesquite kids ages 12 and under are invited to participate in the Summer Reading Club and 1,000 Page Challenge, which runs through Wednesday, July 31, 2024. Kids who read 1,000 pages or more will be invited to a party on Saturday, August 3, 2024, to enjoy pizza and prizes. There are also prizes along the way. Even very young children can participate in the challenge as kids can read the pages independently or have the pages read to them. Register your kids in person at either Library branch or by visiting MesquiteLibrary.ReadSquared.com. He thanked the Library staff, volunteers and members of the Friends of the Mesquite Public Library for supporting the Summer Reading Club and other programs for all ages throughout the year.

2. Ms. Rodriguez-Ross stated that as a part of the Get Fit Mesquite program, which focuses on physical, mental and financial fitness, the City will offer a class designed for first-time homebuyers on Thursday, July 11, 2024. The session will be from Noon to 1:00 p.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B. Come learn about home-buying eligibility requirements, the application process and the benefits of different grant programs. Jennifer Salazar with Fairway Independent Mortgage and Sara Rodriguez, Grant Coordinator with the City of Mesquite, will facilitate the class.
3. Ms. Rodriguez-Ross announced that Keep Mesquite Beautiful's (KMB) second annual Monarch Fest will be held on Saturday, July 20, 2024. This free community festival will be from 10:00 a.m. to 3:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. Monarch Fest will include a vendor market, concessions and food trucks, live entertainment, several demonstrations and face painting, and arts and crafts for kids. There will also be three contests: homemade cookie, homemade salsa and butterfly costume. And don't miss the opportunity to see KMB's new mascot. Ms. Rodriguez-Ross stated that she will be judging the homemade salsa contest and encouraged citizens to attend.
4. Mr. Boroughs announced that all City offices will be closed on Thursday, July 4, 2024, and Friday, July 5, 2024, for the Independence Day holiday. The Mesquite Metro Airport and the Compost Facility and Convenience Center will remain open. Commercial and Residential trash WILL BE collected both days. Recycling WILL NOT be collected on July 4th but WILL BE collected on July 5th. As you plan to celebrate Independence Day, please remember to celebrate safely. It is illegal to possess and use fireworks in Mesquite, as is discharging firearms into the air. Penalties for breaking these laws can be very costly. You can report illegal fireworks and gunfire activity by calling the Mesquite Police Department's hotline at 972-204-4888. You can also report fireworks violations by emailing fireworks@mesquitelibrary.org. The Mesquite Police Department and Mesquite Fire Department will have extra patrols to respond to increased calls. We wish you all a happy and safe July 4th weekend.
5. Mr. Smith announced that the City is seeking citizen input in the annual budget development process. Feedback will be collected until Tuesday, July 9, 2024, and then will be made available to City leadership as we make budget decisions for the next fiscal year. The Budget Priorities Citizens Survey is available in English and Spanish, and it takes about 15 minutes to complete. Find the surveys and a video that explains the budgeting process by visiting www.cityofmesquite.com/BudgetSurvey2024
6. Mr. Smith invited citizens to attend the next Town Hall Tuesday meeting on July 16, 2024, from 6:30 p.m. to 7:30 p.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B, regarding the City budget.
7. Mr. Murden stated that July is National Parks and Recreation Month and the Mesquite Parks and Recreation Department has a lot of fun events for all ages planned. Special events include two pop-up events. The first will be on Friday, July 12, 2024, from 4:00 p.m. to 6:00 p.m., at the Spray Zone at Clay Mathis Park, 2181 Clay Mathis Road. This night of family fun will include outdoor games and free popsicles. The next pop-up event will be on Saturday, July 20, 2024, from 9:00 a.m. to 11:00 a.m., at the Leash Free Zone at Copeland Park, 2250 Creek Crossing Road. Bring your dogs for a free, family friendly playdate. For information on all events during National Parks and Recreation Month, visit www.cityofmesquite.com/July.
8. Mayor Alemán provided an update on the City's progress with the cleanup efforts after the historic storm on Tuesday, May 29, 2024. He thanked all residents for their patience during this process. As of a few days ago, the City had collected more than 6,000 tons or 12-million pounds of brush. He thanked City crews who have worked tirelessly to meet cleanup goals. Crews are moving into the southern part of Mesquite and should complete the first Citywide sweep by Monday, July 8, 2024. The second sweep will start immediately and go from north to south again to collect brush that was missed or placed out after the first sweep. The second sweep should be completed by the end of July. If you placed bulk trash on the curbs, you may have noticed that it was not collected during the storm debris collection. However, crews will begin collecting bulk trash during the second sweep. It is the City's hope that

residential trash collection will return to normal by Monday, August 5, 2024. Please monitor any brush piles so that they do not block the street and please do not place trash or other materials with the brush. You can learn more about how to separate your debris for collection by visiting www.cityofmesquite.com/SeparatingDebris. Residents also have the option to take vegetative debris to the City's Convenience Center, 3550 Lawson Road.

9. Mayor Alemán stated that the Epic Summer Experience will start next Tuesday night, July 9, 2024. This program is designed to provide a series of free, fun events in a safe environment for teens ages 12 – 17. The Epic Summer Experience will be held at Terry Middle School, 2351 Edwards Church Road, on Tuesday, July 9, 2024, and July 23, 2024, and at Vanston Middle School, 3230 Karla Drive, on July 16, 2024, and July 30, 2024. The gatherings will be from 6:00 p.m. to 8:00 p.m. and will include music, food, basketball, soccer, volleyball, crafts and more.

10. Mayor Alemán recognized Dallas County Commissioner Teresa Daniel and Mesquite Independent School District Board of Trustee Kevin Carbo who were in attendance at tonight's meeting.

CITIZENS FORUM

1. Debbie Anderson, 2729 Ash Creek, stated that the Mesquite Citizen's Police Academy Alumni Association (MCPAAA) recently received the 2024 State of Texas Membership Award at the Texas Citizen Police Academy Association Convention for the eight time since 2008. The MCPAAA currently has 110 members who contribute over 10,000 hours of volunteer work each year. These volunteers aid the Mesquite Police Department in various ways including manning sky watches in various locations, citizen fingerprinting, hosting the Santa Cop Toy Parade and patrolling the streets.

2. Ron Ward, 430 Running Brook Lane, expressed appreciation to City staff for their cleanup efforts after the recent storm.

3. Monica Evans, 1758 Chandlers Landing, expressed concerns regarding recent incidents in her 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. Murden and approved unanimously.

- 2 Minutes of the regular City Council meeting held June 17, 2024.

Approved on the Consent Agenda.

- 3 A resolution to resell tax-foreclosed property located at 1511 Hillcrest Street by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code.

Approved on the Consent Agenda.

Resolution No. 29-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, OF DALLAS AND KAUFMAN COUNTIES, TEXAS, TO RESELL TAX FORECLOSED PROPERTY LOCATED AT 1511 HILLCREST STREET BY PUBLIC OR PRIVATE SALE, TO THE HIGHEST QUALIFIED PURCHASER, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE. (Resolution No. 29-2024 recorded in Resolution Book No. 69.)

- 4 A resolution adopting the Annual Plan for the Housing Choice Voucher Program for submission to the United States Department of Housing and Urban

Development.

Approved on the Consent Agenda.

Resolution No. 30-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (Resolution No. 30-2024 recorded in Resolution Book No. 69.)

- 5** Bid No. 2024-131 - Annual Mobile Data and Voice Service.
(Staff recommends award to AT&T Corporation, through the Texas Department of Information Resources Contract No. DIR-TELE-CTSA-002, in an amount not to exceed \$200,000.00.)

Approved on the Consent Agenda.

- 6** Bid No. 2024-132 - Annual Telephone Services - Local and Long Distance.
(Staff recommends award to AT&T Corporation, through Texas Department of Information Resources Contract No. DIR-TEX-AN-CTSA 005, in an amount not to exceed \$375,000.00.)

Approved on the Consent Agenda.

- 7** Approve Amendment No. 4 to the 2023-24 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$82,000.00.

Approved on the Consent Agenda.

- 8** Bid No. 2024-129 - Purchase of Tactical Rifle Weapon System and Credits.
(Staff recommends award to ProForce Marketing, Inc. dba Proforce Law Enforcement, in an amount not to exceed \$190,850.83.)

Approved on the Consent Agenda.

- 9** Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2023-102, Street Repairs for Big Town Boulevard, with FNH Construction, LLC for additional services required in the total amount of \$98,750.00.

Approved on the Consent Agenda.

- 10** Ratification of Change Order No. 3 to Bid No. 2022-067, Skyline Drive Paving and Drainage Reconstruction (Town East Boulevard to Peachtree Road).
(Staff recommends ratification of Change Order No. 3 with McMahon Contracting, LP in the amount of \$68,759.66 and to authorize the City Manager to finalize and execute all documents necessary to complete the ratification.)

Approved on the Consent Agenda.

END OF CONSENT AGENDA

OTHER BUSINESS

- 11 Consider an application to allow fee in lieu of parkland dedication for the Hidden Range Willows Apartments, located at 1555 Range Drive.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant has received zoning approval for a 240-unit multifamily development and has requested to pay a \$367,867.20 fee in lieu of dedicating 2.18 acres of land for park purposes. Latimore Park, Freedom Park and Truman Heights Park are the nearest City parks.

Mr. Smith moved to approve an application to allow fee in lieu of parkland dedication for the Hidden Range Willows Apartments, located at 1555 Range Drive. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 12 Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2024-25 budget.

A public hearing was held to receive citizen input on the proposed Fiscal Year 2024-25 budget.

Geneva Mendez, Manager of Budget and Treasury, stated that this is the first of three public hearings regarding the Fiscal Year 2024-2025 Budget. The State of Texas requires one public hearing. However, the City of Mesquite has typically offered multiple public hearings to receive citizen input. A budget educational video along with a citizen survey is available on the City's website. Citizens are encouraged to complete the survey by Tuesday, July 9, 2024. Survey information will be reviewed and provided to the City Council for consideration. She stated that the survey information will be discussed at the Tuesday, July 16, 2024, Town Hall Meeting. Ms. Mendez reminded residents that a Government Transparency button can be found on the main landing page of the City website that offers access to most City financial information. Detailed schedules for the proposed budget will be available on the City's website by Friday, July 19, 2024. Two future budget public hearings will be held at the Monday, July 15, 2024, and Monday, August 5, 2024, City Council meetings.

No one appeared regarding the proposed Fiscal Year 2024-25 budget.

- 13 Conduct a public hearing to receive citizen input regarding the proposed 2024-2025 Community Development Block Grant Program (CDBG) budget and Annual Action Plan.

A public hearing was held to receive citizen input regarding the proposed 2024-2025 Community Development Block Program (CDBG) budget and Annual Action Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare an Annual Action Plan in order to receive federal housing and community development funding. This year's grant is in the amount of \$1,055,228.00 and the total amount requested is \$608,400.00. The Action Plan designates the City's proposal on how to spend the grant funds in a

given program year to meet the priorities and needs identified in the Consolidated Plan. The 2024-2025 Annual Action Plan states how the City plans to allocate the CDBG funds for Fiscal Year 2025.

Mr. Cao stated that this is the first of two required public hearings to provide opportunity for resident input regarding the proposed 2024-2025 CDBG budget. A final public hearing will be conducted on Monday, August 5, 2024, during the City Council meeting to receive comments from interested parties regarding activity allocations for the 2024-2025 CDBG program year.

No one appeared regarding the proposed CDBG budget and Annual Action Plan.

14

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0124-0342, submitted by Marc Tolson of Arrive Architecture, LLC, on behalf of Rodeo Center Development, Ltd., for a Comprehensive Plan amendment from Commercial to Medium-Density Residential and a change of zoning from Commercial to Planned Development - Multifamily Residential with modifications to the development standards to allow a build-to-rent patio home and townhome development, located at 21701 Interstate Highway 635.

(No responses 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. Z0124-0342.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant proposes to develop a build-to-rent property consisting of 135 patio homes on Tract 1 and 142 two-story townhomes on Tract 2. Although the homes on Tract 1 are being called "patio homes", they are not a zero-lot-line development like traditional patio homes. As a build-to-rent community, the entire property will be under one ownership and developed as either one or two lots. This type of development functions like a multifamily property with on-site management, shared facilities, and amenities. The proposed modifications include reducing the dwelling size from 725 square-feet to 720 square-feet; increasing the number of three or more bedroom units to 13 percent of the total number of dwelling units; reducing the number of parking spaces from 567 spaces (2.04 parking spaces per unit) to 554 spaces (2.00 parking spaces per unit); and allowing security fencing around the property with no security gates.

Applicant Marc Tolson, representing Arrive Architecture, LLC, presented an overview of The Ranch at Rodeo Center, a proposed build-to-rent development. He stated that the southern half of the property will be gated and will discuss the northern half being gated as well. The townhomes will be within the northern half of the property and the patio homes will be within the southern half. Mr. Tolson presented photos of similar build-to-rent developments.

No one appeared regarding the proposed application.

Mr. Boroughs moved to approve Zoning Application No. Z0124-0342, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5116, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO MEDIUM-DENSITY

RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM COMMERCIAL TO PLANNED DEVELOPMENT – MULTIFAMILY WITH MODIFIED PLANNED DEVELOPMENT STANDARDS TO ALLOW 135 BUILD-TO-RENT PATIO HOMES AND 142 BUILD-TO-RENT TOWNHOMES ON PROPERTY LOCATED AT 21701 IH-635; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; 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. 5116 recorded in Ordinance Book No. 131.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:27 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or value of real property (Item No. 15 – Discuss the purchase of property north of Scyene Road; and Item No. 16 - Discuss the purchase of property on Keswick Lane); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:49 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Smith moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:49 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor