



# City of Mesquite, Texas

## Minutes - Final City Council

Monday, June 20, 2022

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, B. W. Smith, Jeff Casper, Jennifer Vidler and Debbie Anderson, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmember Tandy Boroughs.

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

#### **AGENDA REVIEW**

#### **STAFF PRESENTATIONS**

- 1 Receive departmental strategy and budget presentations, as determined by City Management, related to City Council strategic goals and objectives.

### **CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:32 P.M.**

- 2 Receive Economic Development Department Council Update.  
  
 Kim Buttram, Director of Economic Development, reviewed statistics including building permits issued, certificates of occupancy issued and sales tax collection. Economic development highlights include the opening of Zara Furniture, Crumbl Cookies and Salata and the completion of Boot Barn exterior improvements. Businesses coming soon include Rosa's Cafe, Wokks at Villas at Vanston and WSS Shoes at Towne Crossing Shopping Center. Recent groundbreaking include Alcott Logistics Station, Mesquite 635 and 20 East at Trinity Pointe. In Downtown Mesquite, Heritage Plaza rehabilitation is nearing completion and the exterior rehabilitation of Carroll Place has been completed.  
  
 Ms. Buttram stated that Urban District 30 Industrial Park at IH-30 and Republic Parkway is 96.5 percent leased and eight companies occupy 980,000 square feet of space.

The Work Session ended at 6:53 p.m.

### **REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:01 P.M.**

#### **INVOCATION**

Fred Bacon, Pastor, First Christian Church, Mesquite, Texas.

**PLEDGE OF ALLEGIANCE**

City Staff.

**SPECIAL ANNOUNCEMENTS**

1. Ms. Anderson encouraged citizens to participate in the 2023 Budget Priorities Citizen Survey on the City's website. The deadline to complete the survey is July 10, 2022.
2. Mr. Smith encouraged citizens to attend the Mesquite Community Band's annual summer concert event. Music in the Park will take place on Monday, June 27, 2022, at 6:00 p.m., featuring songs like Battle Hymn of the Republic and America the Beautiful in celebration of America.
3. Ms. Vidler reminded residents that, as part of the Clean City Initiative, fees will be assessed for trash violations beginning July 1, 2022. In accordance with the Solid Waste Ordinance approved last summer, residents must place trash in a trash bag, place the bag in a trash can and set trash and bulk items out on the assigned trash day. She expressed appreciation to all Solid Waste employees who serve approximately 36,000 households and provide service twice per week. She stated that she is grateful for their hard work, especially in the Texas summer heat, to beautify our neighborhoods and help limit animal and insect infestations.
4. Mr. Green stated that applications for the 18th Annual Addressing Mesquite Day are currently being accepted through Friday, June 24, 2022. Volunteers will assist disabled and senior citizens with exterior home repairs and yard projects. He encouraged eligible citizens to apply.
5. Mr. Casper stated that St. Stephens United Methodist Church, 2520 Oates Drive, held a successful community event this past weekend to celebrate Pride Month.
6. Mr. Casper stated that STAR Transit will hold two public meetings regarding potential services changes on Tuesday, June 21, 2022, at 6:30 p.m., and Friday, June 24, 2022, at 12:00 p.m. He encouraged citizens to participate in person or online via Zoom to express their views. For more details, visit [www.cityofmesquite.com/STARTransit](http://www.cityofmesquite.com/STARTransit).
7. Mayor Alemán announced that for the third year in a row, Downtown Mesquite has earned the prestigious Accredited Main Street America Program designation. Only approximately 44 percent of programs nationwide achieved Nationally Accredited status this year. Over the past four years, Downtown Mesquite experienced a surge with the development of Front Street Station, creation of the weekly Downtown Mesquite Farmers Market, new business openings including Bear Cave Coffee and several façade rehabilitations. He congratulated Downtown Development Manager Beverly Abell for receiving this prestigious award and for her excellence in the progression of Downtown Mesquite.
8. Mayor Alemán stated during the July 4th weekend, the City of Mesquite will aggressively address the illegal possession or use of fireworks, as well as celebratory gunfire and driving while intoxicated. There will be escalated enforcement with deployment of police and fire staff into neighborhoods.
9. Mayor Alemán invited residents to attend a Neighborhood Meeting on Tuesday, June 21, 2022, at 7:00 p.m., at Keystone Church, 1575 Clay Mathis Road.
10. Mayor Alemán thanked Maria Martinez, Director of Neighborhood Services, for attending a recent Spanish-speaking Neighborhood Meeting.

11. Councilmembers expressed appreciation to Henry Brown, Tri-East NAACP and the Parks and Recreation Department for coordinating the Annual Juneteenth Festival held this past Saturday at Paschall Park, 1005 New Market Road.

## **CONSENT AGENDA**

### **Approval of the Consent Agenda**

**Mr. Green requested that Item No. 4 be removed from the Consent Agenda to be considered separately. Mr. Green moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Ms. Vidler and approved unanimously.**

**3** Minutes of the regular City Council Meeting held June 6, 2022.

**Approved on the Consent Agenda.**

**5** A resolution authorizing the City Manager to finalize and execute an Interlocal Agreement between the City of Mesquite, Mesquite Independent School District and Dallas College for the Use, Renovation, Operation and Maintenance of the pool at Eastfield Campus.

**Approved on the Consent Agenda.**

**Resolution No. 25-2022, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MESQUITE, MESQUITE INDEPENDENT SCHOOL DISTRICT, AND DALLAS COLLEGE FOR THE USE, RENOVATION, OPERATION, AND MAINTENANCE OF THE POOL AT EASTFIELD CAMPUS FOR 25 YEARS WITH OPTIONS TO RENEW FOR FOUR ADDITIONAL FIVE-YEAR TERMS; AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE THEREOF. (Resolution No. 25-2022 recorded in Resolution Book No. 64.)**

**6** Bid No. 2019-076 - Ratification of Renewal of Annual Landscape Maintenance of the TxDOT High Visibility Interchanges.  
(Staff recommends ratification of the first and second of four contract renewal options with Greener Pastures Landscaping, LLC dba Yellowstone Landscape - Central, Inc., in the amount of \$80,535.08 and authorizing the City Manager to exercise the remaining two one-year renewal options, subject to annual appropriation of sufficient funds.)

**Approved on the Consent Agenda.**

**7** Bid No. 2022-114 - Ceramic Body Armor Replacement.  
(Staff recommends award to ROE Tactical LLC, through BuyBoard Contract No. 603-20, in the amount of \$138,305.30.)

**Approved on the Consent Agenda.**

- 8 Bid No. 2022-116 - Annual Supply of Vehicle and Equipment Batteries.  
(Staff recommends award to O'Reilly Auto Enterprises LLC dba O'Reilly Auto Parts, through Sourcewell Contract No. 032521-ORA, in the amount of \$60,000.00. The term of this contract is for one year, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)  
**Approved on the Consent Agenda.**
- 9 Bid No. 2022-121 - Purchase of Two 1500 GPM Pumper Trucks.  
(Staff recommends the purchase of two Pierce Enforcer Pumper Trucks offered by Siddons Martin Emergency Group, LLC., through Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy) Contract No. FS12-19, in the amount of \$1,676,799.52.)  
**Approved on the Consent Agenda.**
- 10 Bid No. 2022-123 - Supplemental Landscape Maintenance of City Medians and Right-of-Ways.  
(Authorize the City Manager to finalize and execute a contract with Greener Pastures Landscaping, LLC dba Yellowstone Landscape - Central, Inc., through Choice Partners Cooperative Contract No. 20/030MR-04, in an amount not to exceed \$175,000.00. The term of this contract is for one year, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)  
**Approved on the Consent Agenda.**

#### CONSENT AGENDA ITEM CONSIDERED SEPARATELY

- 4 An ordinance amending Chapter 9 "Motor Vehicle and Traffic" of the Mesquite City Code thereby adding additional authorized City enforcement agents related to parking violations and revising presumptions.  
**Mr. Green stated that this ordinance will allow other City officials, other than Police Officers, to enforce on-street parking violations.**  
**Mr. Green moved to approve Ordinance No. 4961, AMENDING THE MESQUITE CITY CODE BY MAKING CERTAIN ADDITIONS AND DELETIONS UNDER CHAPTER 9 "MOTOR VEHICLES AND TRAFFIC," ARTICLE II, DIVISION 1, SECTION 9-38 (DESIGNATED ENFORCEMENT AGENTS AND DUTIES) THEREBY ADDING ADDITIONAL AUTHORIZED CITY ENFORCEMENT AGENTS RELATED TO PARKING VIOLATIONS; AND REVISING SECTION 9-41 (PRESUMPTIONS) TO MAKE GENERAL UPDATES AND REVISIONS TO THE EXISTING PRESUMPTION, AND ADD A NEW REBUTTABLE PRESUMPTION WHEREBY UNATTENDED VEHICLES ARE PRESUMED LEFT BY OWNER OF SAID VEHICLE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN ACCORDANCE WITH MESQUITE CITY CODE, CHAPTER 1, SECTION 1-6 (GENERAL PENALTIES); PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Ms. Vidler and approved unanimously. (Ordinance No. 4961 recorded in Ordinance Book No. 126.)**

#### END OF CONSENT AGENDA

**APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- 11 Consider appointment of principal and alternate members to the Regional Transportation Council for a term to expire June 30, 2024.

**Ms. Vidler moved to appoint Mayor Daniel Alemán, Jr. as the principal member to the Regional Transportation Council and Councilmember Tandy Boroughs as the alternate member for terms to expire June 30, 2024. Motion was seconded by Mr. Green and approved unanimously.**

**OTHER BUSINESS**

- 12 Consider an application to allow fee in lieu of parkland dedication for the subdivision of a parcel from three lots to four lots resulting in a net increase of one lot, located at 1409 and 1427 Oriole Street.

**Jeff Armstrong, Director of Planning and Development Services, stated that the existing three lots are under one ownership and are currently vacant. However, the parcel is large enough to divide into four lots, ranging in size from 15,013 to 15,151 square feet in area. The applicant is proposing to create the additional lot for constructing four homes instead of three homes. The parkland dedication ordinance requires dedication of parkland for the one additional lot. In this case, the required parkland dedication would be 792 square feet. In lieu of a land dedication, the applicant requested to pay a fee of \$1,941.81. Mr. Armstrong stated that staff recommends approval of the request for fee in lieu of parkland dedication.**

**Mr. Casper moved to approve the application to allow fee in lieu of parkland dedication. Motion was seconded by Mr. Green and approved unanimously.**

**PUBLIC HEARINGS**

- 13 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0322-0238 submitted by Ted Murday, Langan Engineering and Environmental Services, Inc., on behalf of Leon Capital Group for a Zoning Change to amend Planned Development - Industrial Ordinance No. 4753 by adding two parcels to the approved Planned Development to allow an industrial business park on approximately 48.356 acres subject to certain stipulations, thereby approving a change of zoning from R-3, Single Family Residential, to Planned Development - Industrial, located at 380 State Highway 352 and from R-1, Single Family Residential, to Planned Development - Industrial, located at 180 Long Creek Road and incorporating the following properties into the Planned Development: 300 East Main Street, 1500 McLead Drive, and 200, 270 and 300 Long Creek Road.

(No responses in favor and one in opposition to the application has 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. Z0322-0238, submitted by Ted Murday, Langan Engineering and Environmental Services, Inc., on behalf of Leon Capital Group.**

Jeff Armstrong, Director of Planning and Development Services, stated that most of the subject property was rezoned to Planned Development (PD) – Industrial in 2020. That project, consisting of five proposed buildings never occurred. The applicant for this case proposes two buildings within the PD. A third building will be built on the adjacent property in the Town of Sunnyvale. The proposed amendment changes the concept plan, adds two small parcels to the PD and keeps all of the stipulations approved in 2020 except for one. The current PD has a stipulation requiring improvements to McLead Drive. However, the proposed development will not access McLead Drive. Therefore, the applicant is requesting for that stipulation to be removed.

Applicant Danny Marsicano, representing Leon Capital Group, stated that the development will consist of two buildings in the City of Mesquite. One of the buildings, along Long Creek Road, will consist of 294,000 square feet and the second building, along State Highway 352, will consist of 157,000 square feet. Development will begin on the Town of Sunnyvale site first and the Mesquite development should begin around the end of this year.

No one appeared regarding the proposed application.

Mr. Smith moved to approve Zoning Application No. Z0322-0238, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 4962, AMENDING ORDINANCE NO. 4753 AND THE OFFICIAL ZONING MAP BY REVISING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS AND ADDING TWO PARCELS TO THE APPROVED PLANNED DEVELOPMENT TO ALLOW AN INDUSTRIAL BUSINESS PARK, THEREBY APPROVING A CHANGE OF ZONING FROM R-3 AND R-1, SINGLE FAMILY RESIDENTIAL, TO PLANNED DEVELOPMENT – INDUSTRIAL ON PROPERTY LOCATED AT 380 STATE HIGHWAY 352 AND 180 LONG CREEK ROAD, RESPECTIVELY; 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 FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Anderson and approved unanimously. (Ordinance No. 4962 recorded in Ordinance Book No. 126.)

#### **EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 7:35 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. 14 – Discuss economic development incentives for a prospective company considering locating at Alcott Logistics Station on Scyene Road near Clay Matthis Road) whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 7:44 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

#### **ADJOURNMENT**

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting adjourned at 7:44 p.m.

Attest:

Approved:

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Sonja Land, City Secretary

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Daniel Alemán, Jr., Mayor