



City of Mesquite, Texas

Minutes - Final City Council

Monday, May 19, 2025

5:15 PM

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

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

Absent: Councilmember Tandy Boroughs.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding the U.S. Highway 80 Improvements Project by TxDOT officials.
- 2 Receive briefing regarding a proposed ambulance service (Acadian Ambulance) to assist with Mesquite Fire Department's EMS Code 1 calls.

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

INVOCATION

Michael Edgar, Pastor, The Park Church, Mesquite, Texas and Mike Pettit, Pastor, Connection Pointe Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Citizens Police Academy Alumni Association in honor of National Police Week.

SPECIAL RECOGNITION

- 3 Recognize 2024-2025 Leading 4 Success (L4S) Graduates.

City Manager Cliff Keheley stated the Leading 4 Success (L4S) program is designed to assist in leadership development and succession planning by selecting City of Mesquite employees to participate in a 10-month leadership academy. Learning is focused on key areas such as understanding personalities and work styles, communication, conflict resolution, staff/team development (coaching, difficult conversations and delegation), building trust, effective interviewing, meeting management and presentation skills. This cohort of employees is developed to become better leaders and for future growth within

the organization.

The following graduates are the third group to successfully complete the City's leadership program: Ashley Anderson, Housing Occupancy Supervisor - Housing and Community Services; Cynthia Sanchez, Senior Finance System Analyst - Finance Department; Daven Butler, Manager of Streets - Public Works Department; James Johnson, Downtown Development Coordinator - Economic Development Department; Joey Arriaga, Manager of Utilities - Public Works Department; Jacob Cruz, Assistant Manager - Facilities Maintenance Department; Karen Strand, Deputy City Attorney - City Attorney's Office; Mark Russell, Senior Public Safety Computer Administrator/Analyst - Information Technology; Lieutenant Brad Kelly - Police Department; Yolanda Wilson, Volunteer and Community Services Administrator - Volunteer Services; Alberto Rivers, Manager of Economic Development - Economic Development Department; Deputy Chief Brandon Ricketts - Police Department; Violet Rivera, Visit Mesquite Coordinator - Economic Development Department; and Jonathan Harrison, Manager of Equipment Services - Solid Waste/Equipment Services Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper invited citizens to participate in Walking for Wellness in honor of National Trails Day. This special Get Fit Mesquite event will take place on Saturday, June 7, 2025, from 8:00 a.m. to 10:00 a.m., at Valley Creek Park, 2482 Pioneer Road. This is a great opportunity to get active, enjoy the outdoors and support a healthier community. There will be optional challenges with prizes. Walking for Wellness is free and will be fun for all ages.
2. Mr. Green announced that improvements have been made to the myMesquite app. The new and improved app makes reporting concerns much easier. It allows you to track the progress of the issues you report and reach out to any City department through the platform. If you have the older version of the myMesquite app, all you need to do is uninstall it, go to the app store, search for the new app by typing in "myMesquite" and install the newly updated app. Find out more at www.cityofmesquite.com/myMesquite.
3. Ms. Rodriguez-Ross stated that the City of Mesquite and Sharing Life are rolling out the annual Spread the Love campaign. Beginning Tuesday, May 27, 2025, residents and businesses are encouraged to donate jars of peanut butter and jelly so Mesquite kids can have nutritious meals over the summer when school lunches aren't available. Don't forget that some kids have nut allergies, so please consider donating alternative butters such as sunflower seed butter or pumpkin seed butter. Last year, 3,912 pounds of jars of nut and seed butters and jelly was collected, enough to make approximately 25,536 sandwiches. Drop off your donations at City Hall, Municipal Center or at either Library location. Visit www.cityofmesquite.com/Spreadthelove to learn more.
4. Mr. Smith announced that all City of Mesquite offices will be closed on Monday, May 26, 2025, for observance of the Memorial Day holiday. Commercial and residential trash will be collected. Residential recycling will not be collected but commercial recycling will.
5. Mr. Smith encouraged citizens to attend the City's Memorial Day remembrance service on Monday, May 26, 2025, at the Mesquite Veterans Memorial, 425 South Galloway Avenue. The Mesquite men and women who died while serving in the United States Armed Forces will be honored and we will participate in the National Moment of Remembrance at exactly 3:00 p.m. Attendees are encouraged to arrive no later than 2:50 p.m. to allow time to park and enter the memorial area. The service will begin at 2:55 p.m.

6. Mr. Murden stated that several live music events are coming to Mesquite soon. The Off the Rails concert series at Front Street Station in Downtown Mesquite will have two more shows – Midnight Thirty on Saturday, May 24, 2025, and Alpha Dogs on Saturday, May 31, 2025. The last Courtyard Concert will be held on Thursday, June 5, 2025, with a show by 80's new wave tribute band LeCure at the Mesquite Arts Center. And for jazz lovers, the Mesquite Arts Center presents Jazz Breaks this June. This series features a different live ensemble, outdoors in the Courtyard on June 2, 9, and 23, 2025.

7. Mayor Alemán thanked everyone who attended the Citywide Council District Picnic this past Saturday, including City staff and the Parks Department staff for their work at the event.

8. Mayor Alemán announced that the annual 1,000-Page Reading Challenge will run from Monday, June 2, 2025, to Saturday, July 26, 2025, and includes lots of prizes and fun along the way, ending with a pizza party for those who make the 1,000-page goal. To participate, kids ages 12 and under will join the Library's Summer Reading Club. Kick off parties launching the Summer Reading Club will be held on Monday, June 2, 2025, at 10:00 a.m., at the Main Library and on Saturday, June 7, 2025, at 10:00 a.m., at the North Branch Library.

CITIZENS FORUM

1. Timothy Smith, 1323 Greenfield Drive, expressed concerns regarding his recent water bill.
2. Michelle McNarry, 924 Windbell Circle, expressed support for breaking pay parity.
3. Bruce Sales, 924 Windbell Circle, invited the public to attend a Mesquite Police Association Town Hall Meeting at 924 Windbell Circle on Thursday, May 22, 2025, from 6:00 p.m. – 8:00 p.m.
4. Luke Christopherson, Vice President of the Mesquite Police Association, 924 Windbell Circle, expressed support for breaking pay parity between the Mesquite Police Department and Mesquite Fire Department.
5. Alfredo Agonizante, 720 Paula Drive, expressed support for competitive pay for the Mesquite Police Department.

APPOINTMENTS FOR PERSONAL APPEARANCE

- 4 Appointment - Representatives of Hilltop Securities, Inc.
(Representatives of Hilltop Securities, Inc., will review pricing for the issuance and sale of bonds.)

Ted Chinn, Director of Finance, introduced Erick Macha, Managing Director, Hilltop Securities, Inc., who reviewed parameter ordinances and preliminary pricing for the issuance and sale of Combination Tax and Limited Surplus Revenue Certificates of Obligation Series 2025, General Obligation Refunding Bonds Series 2025, Waterworks and Sewer System Revenue Refunding and Improvement Bonds Series 2025, and Municipal Drainage Utility System Revenue Bonds Series 2025.

- 5 An ordinance of the City of Mesquite, Texas, authorizing the issuance and sale of City of Mesquite, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, in one or more series in the aggregate principal amount of not to exceed \$32,200,000; levying a tax in payment thereof; awarding the sale thereof; prescribing the form of said certificates; approving execution and delivery of a paying agent agreement and bond purchase agreement; approving the official statement; approving and enacting other provisions relating thereto.
- Mr. Green moved to approve Ordinance No. 5164, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MESQUITE, TEXAS COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$32,200,000; LEVYING A TAX IN PAYMENT THEREOF; AWARDING THE SALE THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; APPROVING EXECUTION AND DELIVERY OF A PAYING AGENT AGREEMENT AND BOND PURCHASE AGREEMENT; APPROVING THE OFFICIAL STATEMENT; APPROVING AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5164 recorded in Ordinance Book No. 134.)**
- 6 An ordinance of the City of Mesquite, Texas, providing for the issuance of City of Mesquite, Texas, General Obligation Refunding Bonds, 2025, in the aggregate principal amount not to exceed \$42,800,000; awarding the sale thereof; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement and deposit agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance.
- Mr. Green moved to approve Ordinance No. 5165, AN ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF MESQUITE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, 2025; IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$42,800,000; AWARDING THE SALE THEREOF; LEVYING A TAX IN PAYMENT THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT AND DEPOSIT AGREEMENT; APPROVING THE OFFICIAL STATEMENT; AND ENACTING PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE. Motion was seconded by Mr. Murden and approved unanimously. (Ordinance No. 5165 recorded in Ordinance Book No. 134.)**
- 7 An ordinance of the City of Mesquite, Texas, authorizing the issuance of City of Mesquite, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2025 in the not to exceed aggregate principal amount of \$3,850,000; approving an official statement; awarding the sale thereof; making provisions for the security thereof; authorizing the execution and delivery of a paying agent agreement; providing an effective date; approving and enacting other provisions relating thereto.
- Mr. Green moved to approve Ordinance No. 5166, AUTHORIZING THE ISSUANCE OF CITY OF MESQUITE, TEXAS MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE BONDS, SERIES 2025 IN THE NOT TO EXCEED AGGREGATE PRINCIPAL AMOUNT OF \$3,850,000, APPROVING AN OFFICIAL STATEMENT, AWARDING THE SALE THEREOF; MAKING PROVISIONS FOR THE SECURITY THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT AGREEMENT, PROVIDING**

AN EFFECTIVE DATE; APPROVING AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Mr. Murden and approved unanimously. (Ordinance No. 5166 recorded in Ordinance Book No. 134.)

- 8 An ordinance of the City of Mesquite, Texas, authorizing the issuance of City of Mesquite, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2025 in the aggregate principal amount not to exceed \$36,800,000; approving an official statement; awarding the sale thereof; making provisions for the security thereof; authorizing the execution and delivery of a paying agent agreement, deposit agreement and bond purchase agreement; providing an effective date; approving and enacting other provisions relating thereto.

Mr. Green moved to approve Ordinance No. 5167, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ISSUANCE OF CITY OF MESQUITE, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025 IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$36,800,000; APPROVING AN OFFICIAL STATEMENT; AWARDDING THE SALE THEREOF; MAKING PROVISIONS FOR THE SECURITY THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT AGREEMENT, DEPOSIT AGREEMENT AND BOND PURCHASE AGREEMENT, PROVIDING AN EFFECTIVE DATE; APPROVING AND ENACTING OTHER PROVISIONS RELATING THERETO. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5167 recorded in Ordinance Book No. 134.)

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green requested that Item No. 11 be removed from the Consent Agenda to be considered separately. Mr. Casper moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Green and approved unanimously.

- 9 Minutes of the regular City Council meeting held May 5, 2025.

Approved on the Consent Agenda.

- 10 A resolution authorizing the City Manager to execute an Interlocal Agreement with Purchasing Cooperative of America (PCA) for the purpose of participating in the cooperative purchasing services of PCA.

Approved on the Consent Agenda.

Resolution No. 15-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH PURCHASING COOPERATIVE OF AMERICA ("PCA") FOR THE PURPOSE OF PARTICIPATING IN THE COOPERATIVE PURCHASING SERVICES OF PCA. (Resolution No. 15-2025 recorded in Resolution Book No. 70.)

- 12 Bid No. 2025-068 - Paving and Utility Improvements for Sierra Drive, Wilkinson Drive and Paza Drive.

(Authorize the City Manager to finalize and execute a contract with ANA Site Construction, LLC, in the amount of \$2,891,785.00.)

Approved on the Consent Agenda.

13

Bid No. 2025-088 - Edgemont Park Drainage Improvements.

(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$4,798,904.50.)

Approved on the Consent Agenda.

14

Bid No. 2025-093 - Public Safety Mobile Data Computer Replacement.

(Staff recommends award to Dell, Inc., through the Texas Department of Information Resources Contract No. TX DIR-TSO-3763, for the purchase of rugged laptops in an amount not to exceed \$528,147.30.)

Approved on the Consent Agenda.

15

Bid No. 2025-094 - Public Safety Mobile Data Computer Replacement Mounting Devices.

(Staff recommends award to GTS Technology Solutions, Inc., through the Texas Department of Information Resources Contract No. DIR-CPO-4751 and DIR-TSO-3763-R, for the purchase of mounting hardware and power adapters in an amount not to exceed \$136,410.50.)

Approved on the Consent Agenda.

16

Bid No. 2025-103 - F.M. 741 Water Meter Vault.

(Authorize the City Manager to finalize and execute a contract with Canary Construction, Inc., in the amount of \$243,475.00.)

Approved on the Consent Agenda.

17

Bid No. 2025-119 - Annual Supply of Asphalt.

(Authorize the City Manager to finalize and execute a contract with low bidder Austin Asphalt, Inc., a Texas corporation, in an amount not to exceed \$814,000.00. The term of the contract is for a one-year period, 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.

18

Bid No. 2025-143 - Annual Supply of Aftermarket Vehicle Parts and Supplies.

(Staff recommends award to Genuine Parts Company dba NAPA Auto Parts, through Sourcewell Contract No. 100124-GPC, in the amount of \$135,000.00. The term of the contract is for a one-year period, 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.

19

Authorize the City Manager to finalize and execute a Consent to Assignment of Hangar Lease with Mesquite Aircraft Service, LLC, dba Mesquite Aircraft Sales and Service.

Approved on the Consent Agenda.

- 20 Receive the January 2025 Semiannual Report for impact fees from the Capital Improvements Advisory Committee in accordance with Section 395.058(c)(4) of the Texas Local Government Code.

Approved on the Consent Agenda.**CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY**

- 11 RFQ No. 2024-081 - Recreation Center Feasibility Study.
(Authorize the City Manager to finalize and execute a contract with Barker Rinker Seacat Architecture, in an amount not to exceed \$190,000.00.)

Mr. Green stated that the purpose of the study is to assess the community's recreational needs and will determine the need for a recreation center in the south portion of the City.

Mr. Green moved to approve RFQ No. 2024-081, Recreation Center Feasibility Study, and authorize the City Manager to finalize and execute a contract with Barker Rinker Seacat Architecture, in an amount not to exceed \$190,000.00. Motion was seconded by Mr. Murden and approved unanimously.

END OF CONSENT AGENDA**PUBLIC HEARINGS**

- 21 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0380, submitted by Bhadresh Trivedi, Dosti Partners LLC, for a change of zoning from Agricultural to Planned Development - Commercial with modified development standards to allow a flex office development with uses permitted in the Commercial zoning district with no outdoor storage located at 5801 Shannon Road (DCAD Address - 5800 Shannon 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 with certain stipulations.)

A public hearing was held for Zoning Application No. Z0125-0380.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting to rezone approximately 11.5 acres located at the southwest corner of Shannon Road and the IH-20 service road from Agricultural to Planned Development - Commercial to allow for a seven-building, flex-office development with no outdoor storage. The proposed development includes seven 14,400-square-foot buildings, each designed to accommodate small to mid-size businesses that combine office and warehouse space and do not primarily use heavy-load vehicles, such as 18-wheelers. Potential tenants may include contractors, trades, light manufacturing, warehouse users, and other Commercial district-permitted uses, such as retail, personal, business services, and general office uses.

Mr. Bailey stated that the property will be accessed from the IH-20 service road and Shannon Road. The applicant is proposing a decorative concrete screening

wall on the west and south sides of the property along with a tree buffer.

In March 2024, the applicant's previous rezoning request for multifamily development was denied by the City Council. Later that year, the City Council also denied a second request for a flex-office development with outdoor storage on October 21, 2024. The current application differs from the October request by prohibiting all outdoor storage, a key concern cited during the prior denial. Due to this substantial change in the proposal, City staff granted an exemption from the one-year re-submittal prohibition, allowing the application to proceed.

Applicant Jon Kendall, representing Bohler Engineering TX, LLC, stated that all buildings will meet the architectural standard and will be similar in style.

No one appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. 20125-0380, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5168, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL TO PLANNED DEVELOPMENT - COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW A FLEX OFFICE DEVELOPMENT WITH USES PERMITTED IN THE COMMERCIAL ZONING DISTRICT WITH NO OUTDOOR STORAGE ON PROPERTY LOCATED AT 5801 SHANNON ROAD (DCAD ADDRESS – 5800 SHANNON ROAD); 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 Mr. Casper and approved unanimously. (Ordinance No. 5168 recorded in Ordinance Book No. 134.)

22

A. Conduct a public hearing for the purpose of receiving public comments on the City's participation in the Texas Enterprise Zone Program ("Program") pursuant to the Texas Enterprise Zone Act Chapter 2303, Texas Government Code ("Act").

B. Consider an ordinance ordaining the City's participation in the Program pursuant to the Act, providing available tax incentives, designating a liaison for communication with interested parties, and nominating Canadian Solar US Module Manufacturing Corporation to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as an Enterprise Project.

A public hearing was held to consider an ordinance ordaining the City's participation in the Texas Enterprise Zone Program.

Melissa Romero, Economic Development Coordinator, stated that Canadian Solar, the City of Mesquite's second largest private employer, is seeking participation in the Texas Enterprise Zone Program. The program provides State of Texas tax incentives to qualified business sites which create a higher level of employment, economic activity, and stability. The City of Mesquite is requested to hold a public hearing and approval of an ordinance in support of Canadian Solar in order for them to enter the program application process.

Cierra Gutierrez, representing Ryan, LLC, presented an overview of the Texas

Enterprise Zone Program. The program allows local governments to partner with the State to encourage capital investment and job retention or creation across the state and more specifically in distressed areas of the state. Businesses that receive a designation are eligible to receive a refund of State sales and use tax on taxable purchases at the qualified facility. The refund would be \$2,500.00 per full-time job at the facility up to a maximum of 500 jobs for a refund potential of \$1.25 million over a 5-year designation period. The City is allocated six designation spots each state biennium. Beginning September 2025, the City will have six new slots within a two-year time frame to nominate up to six businesses. If designated, Canadian Solar will be eligible to receive a refund of State sales and use taxes on taxable purchases and there will be no impact to the City.

No one appeared regarding the proposed ordinance.

Mr. Green moved to approved Ordinance No. 5169, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT"); PROVIDING AVAILABLE TAX INCENTIVES; DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES; AND NOMINATING CANADIAN SOLAR US MODULE MANUFACTURING CORPORATION TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK ("BANK") AS AN ENTERPRISE PROJECT. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5169 recorded in Ordinance Book No. 134.)

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Murden and approved unanimously. The meeting adjourned at 8:02 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor