



City of Mesquite, Texas

Minutes - Final City Council

Monday, December 16, 2024

5:00 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross, B. W. Smith 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 presentation regarding the Airport Master Plan.

2 Receive a presentation regarding the City-wide pavement analysis.

Council provided input on various methods of addressing road repairs. Further direction will be sought at future meetings.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:30 P.M.

3 Receive Economic Development Department Council update and Annual Report.

Kim Buttram, Director of Economic Development, stated that the Economic Development Department has a Vision Statement developed from the Strategic Plan that states "Rooted in tradition, Mesquite is a welcoming city with a Texas heart - boldly charting new paths and embracing fresh ideas to build better lives and grow prosperity for all." The Economic Development Department's mission is to build wealth and prosperity in the City and to attract, retain and grow capital investment and spending. This is accomplished by fostering relationships, inspiring ideas, supporting partners, engaging stakeholders, researching and providing information to people so that they can make good investment decisions. Success is measured by dollars and cents but is highly dependent on efforts to gain attention, interest and trust.

Ms. Buttram stated that the Fiscal Year 2024 accomplishments for the Economic Development Department include: (1) Mesquite was ranked 2nd in North Texas for 2023 deals by Dallas Business Journal with \$1.1 billion across 14 projects; (2) Refreshed retail and industrial marketing material; (3) Expanded digital and industry networking; (4) Initiated Strategic Plan annual report; (5) Business expansions and key redevelopment; (6) Visit Mesquite new website completion; (7) Social media Content Creators engagement program; (8) New sales kits and Visit Mesquite sponsor packages; (9) Opened the Visitor Center merchandise shop; (10) Began Downtown traffic calming implementation; (11) Downtown

overlay ordinance drafted; (12) Downtown placemaking enhancements; and (13) Solar Rodeo three-day community-wide festival.

Ms. Buttram stated that the Economic Development Department objectives for Fiscal Year 2025 include: (1) Implement Economic Development Incentive Policy; (2) Economic Planning for targeted areas; (3) Kick-off Young Professionals Group and Mesquite Investor Consortium; (4) Welcome to Mesquite Business Kit and Familiarization Tours; (5) Update Guide to Opening a Business; (6) Refresh Economic Development and Downtown websites; (7) Implement Downtown Overlay Ordinance; (8) Downtown Traffic Calming technical planning; (9) Small Business Support and Growth programs; (10) New Property Readiness programs and Business Start-up Grants; (11) New Visitors Guide by Texas Monthly; (12) Increase and diversify event and group attraction; and (13) Expand social media influencer base.

Councilmembers thanked the Economic Development Staff for their efforts in promoting the City of Mesquite.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:04 P.M.

INVOCATION

Ron Ward, Pastor, A Church Without Walls, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution, Richard Bard Chapter.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the City of Mesquite provides fun and affordable camps for kids during winter break. Kids in Kindergarten through 6th Grade can gather with friends, play games and sports, and make crafts at Winter Break Camps. The camps will be held from Monday, December 23, 2024, through Friday, January 3, 2025, in two sessions, at Dunford Recreation Center, 1015 Green Canyon Drive, from 7:00 a.m. to 6:00 p.m. Camp will not be offered on Christmas Eve, Christmas Day or New Year's Day. Parents can register their kids for a few days or the whole week.
2. Mr. Green stated that winter weather can be deadly, and the WARM (Weather Activated Relief for Mesquite) program needs your help. The program provides temporary accommodations for unsheltered individuals during extreme weather conditions. WARM is sponsored by Sharing Life, the Mesquite Ministerial Alliance and the City, but more financial donations are needed. Please visit SharingLife/WARM to donate and learn more.
3. Ms. Rodriguez-Ross encouraged citizens to visit the Mesquite Arts Center, 1527 North Galloway Avenue, and enjoy a classic Christmas play. On stage through Sunday, December 22, 2024, the Mesquite Arts Theatre is presenting "A Christmas Carol." Don't miss this beloved tale of how a series of spirits intervenes on Christmas Eve to help grumpy old Ebenezer Scrooge avoid the consequences of living a selfish life. Visit www.mesquiteartstheatre.org for showtimes and tickets.
4. Mr. Boroughs stated that Christmas is next week and some of us still have some shopping to do. When you "shop local" and spend those dollars in Mesquite, it contributes to the local economy. Sales tax revenue makes up about 28 percent of the City's general fund, which provides the financial resources for most City services for residents and their families including fire trucks, parks and most importantly – roads and streets.

And you will spend less time sitting in traffic if you check out the alternate driving directions map that is posted online at www.cityofmesquite.com/ShoppingRoutes. Thank you for “shopping local!”

5. Mr. Boroughs stated that he recently attended the Mesquite Rehab Vehicle Christmas Party. The rehab vehicle is run by volunteers who support the Mesquite Police Department and Mesquite Fire Department in emergency situations. To volunteer, submit an application to enroll in the Mesquite Citizens Fire Academy.

6. Mr. Smith reminded residents that it is illegal to possess or use fireworks in the City of Mesquite. Also, it is illegal to discharge firearms into the air, with penalties ranging from fines to jail time. Also, driving while intoxicated is costly in many ways, from steep fines to jail time to loss of life. The City’s Police and Fire Departments will deploy special units on New Year’s Eve to keep us safe. Citizens can also help by reporting fireworks violations, gunfire, and suspected DWI activity. Visit www.cityofmesquite.com/CelebrateSafely to learn more.

7. Mr. Murden stated that this holiday season, avoid attracting pests and paying for expensive plumbing repairs by properly disposing of food waste. Put trash out the day of your trash collection instead of letting it set out overnight. Consider freezing your food waste until collection day. Also, scrape cooled grease or fat into the trash or pour it into a closed-lid container and throw away, not down the drain. Residents may recycle used cooking oil for free at the City of Mesquite Convenience Center, 3550 Lawson Road.

8. Mayor Alemán announced that the Dallas Business Journal has recognized the City of Mesquite as the second-leading city in North Texas for economic development deals in 2023. Mesquite made 14 deals in 2023 valued at \$1.1 billion. To create the annual rankings, the Dallas Business Journal evaluated 27 local government agencies that promotes economic development. He thanked Director of Economic Development Kim Buttram and her team for this outstanding achievement.

9. Mayor Alemán recognized Director of Parks and Recreation Elizabeth Harrell, Special Events and Sponsorship Coordinator Macrina Aguilar, Manager of Recreation Services Heidi Lyon, Interim Manager of Park Services Will Bedford and all of the Parks & Recreation staff for a very successful holiday season of events including Christmas on the Square and the 38th Annual Christmas in the Park.

10. Mayor Alemán congratulated Debbie Anderson for a successful Mesquite Citizens Police Academy Alumni Association (MCPAAA) banquet where awards were presented for Police Officer of the Year and Volunteer of the Year.

11. Mayor Alemán stated that on Christmas Eve, December 24, 2024, all City offices and facilities will be closed. However, the Mesquite Metro Airport, Evans Recreation Center, and the Compost Facility and Convenience Center will remain open. Trash will be collected but recycling will not be collected. Recycling collection will resume on the next scheduled collection day. On Christmas Day, December 25, 2024, City offices and facilities will be closed but the Airport will remain open. No trash or recycling will be collected but will resume on the next collection day. On New Year’s Eve, December 31, 2024, the City will be open for business as usual, but all Recreation Centers will be closed, with the exception of Evans Recreation Center, which will be open from 2:00 p.m. to 6:00 p.m. On New Year’s Day, January 1, 2025, all City offices and facilities will be closed. The Airport will be open and Evans Recreation center will be open from 2:00 p.m. to 6:00 p.m. No trash or recycling will be collected on January 1, 2025, resuming on the next scheduled collection day.

12. Mayor Alemán thanked all City employees, especially those who are working while we are off with family and friends. Remember the Fire, Police, Dispatch and Public Works employees who will be working shifts and responding to emergency calls this holiday season. Whenever you gather with your loved ones, reflect on all of your blessings. We are looking forward to all of the great things that will happen in the City of Mesquite in the new year. Mayor Alemán and the City Council wished everyone a Merry Christmas and Happy 2025.

CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Casper moved to approve the items on the Consent Agenda as follows. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

- 4 Minutes of the regular City Council meeting held December 2, 2024.

Approved on the Consent Agenda.

- 5 An ordinance authorizing Field Training Officer assignment pay (FTO pay) for Firefighter Paramedics of the Mesquite Fire Department who are assigned to perform the specialized function of a Field Training Officer during working hours, effective January 1, 2025.

Approved on the Consent Agenda.

Ordinance No. 5148, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING FIELD TRAINING OFFICER ASSIGNMENT PAY (FTO PAY) FOR FIREFIGHTER PARAMEDICS OF THE MESQUITE FIRE DEPARTMENT WHO ARE ASSIGNED TO PERFORM THE SPECIALIZED FUNCTION OF A FIELD TRAINING OFFICER DURING WORKING HOURS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5148 recorded in Ordinance Book No. 133.)

- 6 A resolution authorizing the City Manager to execute the Amendment to the City of Mesquite's 457(b) Deferred Compensation Plan with Lincoln Financial Group as required by the Internal Revenue Service.

Approved on the Consent Agenda.

Resolution No. 58-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT TO THE CITY OF MESQUITE'S 457(b) DEFERRED COMPENSATION PLAN WITH LINCOLN FINANCIAL GROUP AS REQUIRED BY THE INTERNAL REVENUE SERVICE. (Resolution No. 58-2024 recorded in Resolution Book No. 69.)

- 7 A resolution authorizing the City Manager to execute an Interlocal Agreement with the Mesquite Independent School District (MISD) providing for the operation and use of the Mesquite Employee Health Center (MEHC).

Approved on the Consent Agenda.

Resolution No. 59-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE MESQUITE INDEPENDENT SCHOOL DISTRICT PROVIDING FOR THE OPERATION AND USE OF THE MESQUITE EMPLOYEE HEALTH CENTER. (Resolution No. 59-2024 recorded in Resolution Book No. 69.)

- 8 A resolution approving the Airport Master Plan for the Mesquite Metro Airport to replace the Airport Master Plan dated February 2006 and authorizing Coffman Associates, Inc., to send the document to Texas Department of Transportation

(TxDOT) Aviation and the Federal Aviation Administration (FAA) for approval.

Approved on the Consent Agenda.

Resolution No. 60-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE AIRPORT MASTER PLAN FOR THE MESQUITE METRO AIRPORT TO REPLACE THE AIRPORT MASTER PLAN DATED FEBRUARY 2006; AND AUTHORIZING COFFMAN ASSOCIATES, INC., TO SEND THE DOCUMENT TO THE TEXAS DEPARTMENT OF TRANSPORTATION AVIATION AND THE FEDERAL AVIATION ADMINISTRATION FOR APPROVAL. (Resolution No. 60-2024 recorded in Resolution Book No. 69.)

- 9** A resolution authorizing the City Manager to finalize and execute a Grant Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, for the design and construction of a taxi lane and apron area in the amount of \$2,259,000.00.

Approved on the Consent Agenda.

Resolution No. 61-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A GRANT AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT), AVIATION DIVISION, FOR THE DESIGN AND CONSTRUCTION OF A TAXI LANE AND APRON AREA IN THE AMOUNT OF \$2,259,000.00. (Resolution No. 61-2024 recorded in Resolution Book No. 69.)

- 10** A resolution adopting ethical and training standards for Juvenile Case Managers employed by the City of Mesquite, providing for implementation of said standards and providing for periodic review to ensure implementation of the requisite standards.

Approved on the Consent Agenda.

Resolution No. 62-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING ETHICAL AND TRAINING STANDARDS FOR JUVENILE CASE MANAGERS EMPLOYED BY THE CITY OF MESQUITE, PROVIDING FOR IMPLEMENTATION OF SAID STANDARDS, AND PROVIDING FOR PERIODIC REVIEW TO ENSURE IMPLEMENTATION OF THE REQUISITE STANDARDS. (Resolution No. 62-2024 recorded in Resolution Book No. 69.)

- 11** RFQ No. 2024-139 - Architectural and Engineering Services for Scoping and Design for the Remodel of Multiple City Facilities.
(Authorize the City Manager to finalize and execute a contract with Brown Reynolds Watford Architects, Inc., for services in connection with the scoping and design for the remodel of two newly acquired facilities located at 823 North Galloway Avenue and 210 West Grubb Drive, Mesquite, Texas 75149, in an amount not to exceed \$479,000.00.)

Approved on the Consent Agenda.

- 12** RFQ No. 2024-139 - Architectural and Engineering Services for Scoping and Design for the Remodel of Multiple City Facilities.
(Authorize the City Manager to finalize and execute a contract with GSR Andrade Architects, Inc., for services in connection with the scoping and design for the remodel of the Mesquite Convention Center, 1700 Rodeo Center Drive,

Mesquite, Texas 75149, in an amount not to exceed \$449,700.00.)

Approved on the Consent Agenda.

- 13** Bid No. 2025-017 - Repair Structural Leak and Replaster of Town East Pool.
(Staff recommends the City Manager be authorized to finalize and execute a contract with Sunbelt Pools, Inc., through Buy Board Contract No. 451-14, sponsored by the Texas Association of School Boards, in an amount not to exceed \$350,000.00.)

Approved on the Consent Agenda.

- 14** Bid No. 2025-035 - Annual Purchase of Fire Protective Clothing for Fire Operations Personnel.
(Authorize the City Manager to finalize and execute a contract with Municipal Emergency Services, Inc., through Sourcwell Contract No. 010424-MES, in an amount not to exceed \$201,920.46. 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.

- 15** Bid No. 2025-042 - Purchase of Four Rear Loaders for Residential Solid Waste.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$1,153,212.24.)

Approved on the Consent Agenda.

- 16** Bid No. 2025-044 - Purchase of Equipment Services Mobile Tire Repair Truck.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 724-23, in an amount not to exceed \$109,070.00.)

Approved on the Consent Agenda.

- 17** Bid No. 2025-053 - Purchase Toro Equipment for Mesquite Golf Club Maintenance.
(Staff recommends award to Professional Turf Products, L.P., through Omnia Contract No. 2023261, in the amount of \$256,740.90.)

Approved on the Consent Agenda.

- 18** Authorize the City Manager to finalize and execute Change Order No. 1, and related supporting documents to Bid No. 2023-002, Construction Manager-at-Risk (CMaR) Services for the Addition to and remodel of the Mesquite Service Center Field Services Building, with Crossland Construction Company, Inc., to adjust the final Supplemental Agreement No. 1 in the amount of (\$589,969.90), adjusting the total contract amount to \$12,308,518.10.

Approved on the Consent Agenda.

- 19** Authorize the City Manager to finalize and execute a Work Order for the P25 Public Safety Radio System maintenance and support with the City of Garland for a term beginning October 1, 2024, through September 30, 2025, in an

amount not to exceed \$125,727.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS

20

Conduct a public hearing and consider an ordinance amending Chapter 5 (Buildings and Construction), Article VIII (Electrical Code) of the City Code for the purpose of adopting the 2023 National Electrical Code, a publication of the National Fire Protection Association and adopting local amendments thereto, effective January 16, 2025.

A public hearing was held to consider an ordinance amending Chapter 5 (Buildings and Construction), Article VIII (Electrical Code) of the City Code.

Raymond Rivas, Assistant City Manager, stated that the Building Standards Board (BSB) met on November 19, 2024, and voted to recommend that the City Council adopt the 2023 Edition of the National Electrical Code with amendments. The amendments were reviewed and recommended for adoption by an advisory committee of the North Central Texas Council of Governments and conform to building practice within the region. Staff, along with the BSB, made every effort to eliminate local amendments that have been determined to be unnecessary.

No one appeared regarding the proposed ordinance.

Mr. Green moved to approve Ordinance No. 5149, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE BY REVISING CERTAIN SECTIONS IN CHAPTER 5 (BUILDINGS AND CONSTRUCTION), ARTICLE VIII (ELECTRICAL CODE) FOR THE PURPOSE OF ADOPTING THE 2023 NATIONAL ELECTRICAL CODE, A PUBLICATION OF THE NATIONAL FIRE PROTECTION ASSOCIATION, AND ADOPTING LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Smith and approved unanimously. (Ordinance No. 5149 recorded in Ordinance Book No. 133.)

21

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0371 submitted by Spiars Engineering, on behalf of NexMetro, for a zoning change from General Retail to Planned Development (PD) - Multifamily to allow a multifamily development with 186 single-story build-to-rent dwelling units with modifications to the multifamily development standards located at 2200 Newsom Road (southwest corner of East Glen Boulevard and Clay Mathis Road).

(Two responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial. The applicant requests the item be postponed.)

Mr. Murden moved to postpone consideration of Zoning Application No. Z1024-0371 to a date uncertain. Motion was seconded by Ms. Rodriguez-Ross and

approved unanimously.

22

Conduct a public hearing and consider a resolution approving an Economic Development Agreement and TIRZ No. 2 Reimbursement Agreement between Paul S. Carroll, Jr., the City of Mesquite, a Texas home rule municipality, and the Board of Directors of Reinvestment Zone No. 2, City of Mesquite, Texas (Towne Centre) (TIRZ), for the construction of improvements to 215 West Main Street, Mesquite, Texas, and for the granting of certain economic development incentives and TIRZ reimbursements and authorizing the City Manager to execute all documents necessary in connection therewith.

Mr. Boroughs moved to postpone consideration of a resolution approving an Economic Development Agreement and TIRZ No. 2 Reimbursement Agreement between Paul S. Carroll, Jr., the City of Mesquite, and the Board of Directors of Reinvestment Zone No. 2, for the construction of improvements to 215 West Main Street, Mesquite, Texas, to a date uncertain. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 7:37 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. 23 – Discuss an economic development redevelopment project in Trinity Pointe, Mesquite, near IH-20 and FM 2932; and Item No. 24 - Discuss an economic development redevelopment project at the corner of Town East Boulevard and IH-635); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 8:13 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 Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:13 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor