



City of Mesquite, Texas

Minutes - Final City Council

Monday, June 2, 2025

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 and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmember B. W. Smith.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive departmental strategy and budget presentations from the Communications and Marketing, Housing and Community Services, Economic Development and Information Technology Departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2025-26 budget.

It was Council consensus to not consider a Homestead Exemption for the 2025 ad valorem tax year and consider a discussion for the FY 2026 -27 year.

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

INVOCATION

Cerone Lacey, Pastor, Restorative Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Boy Scout Troop 138.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that Mesquite is the official Rodeo Capital of Texas. This year, the first-ever Smoke and Saddles Festival promises to be a one-of-a-kind weekend packed with Texas heritage, barbecue, and the opening of the Mesquite Championship Rodeo. The festival will be held from Thursday, June 5, 2025, through Sunday, June 8, 2025, which will include family-friendly events such as a midway with rides and games, barbecue cookoff, artisan market and boutique, photo ops with a live longhorn steer and armadillo races. The opening night of the Mesquite Championship Rodeo is Saturday, June 7, 2025, with a special performance by country music star Kody West.

2. Mr. Green stated that the Mesquite Arts Center will be hosting a lot of fun, live music this summer. The last Courtyard Concert will be held on Thursday, June 5, 2025, with a show by the 80s tribute band Le Cure. Jazz Breaks, in the Courtyard, will be held on Monday, June 9, 2025, and Monday, June 23, 2025. The Mesquite Arts Theatre will present the family favorite musical, "The Wizard of Oz," opening on Friday, June 6, 2025, and running through Sunday, June 22, 2025. To learn more, visit www.MesquiteArtsCenter.org.

3. Ms. Rodriguez-Ross stated that the new and improved myMesquite app is ready, which makes it easier to report and track concerns in our community. With the updated app, you can also connect directly with any City department. If you have the older version of the myMesquite app, upgrading is simple. All you need to do is uninstall the current version, visit the app store, search for myMesquite, and download and install the new version.

4. Mr. Boroughs announced that Walking for Wellness, celebrating National Trails Day, 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 special Get Fit Mesquite event 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 fun for all ages.

5. Mr. Murden stated that since students are out of school for the Summer, the Parks and Recreation Department has lots of fun events planned for Mesquite teens ages 12 to 17. Young people are invited to dive into summer with the free Teen Turnout Pool Party on Saturday, June 14, 2025, from 6:00 p.m. to 8:00 p.m., at Town East Pool, 2525 John Glenn Parkway. Also, this will be the third year for the Epic Summer Experience that will take place on Tuesday, July 22, 2025, and Tuesday, July 29, 2025, at Terry Middle School, 2351 Edwards Church Road, and on Thursday, July 24, 2025, and Thursday, July 31, 2025, at Florence Recreation Center, 2501 Whitson Way. Activities include food, open gym, music, raffle prizes, inflatables, and crafts – all for free. Registration is on site for all teen events. Learn more at www.cityofmesquite.com/RealTexasTeens.

6. Mayor Alemán announced that the first kick-off party for the Mesquite Mayor 1,000-Page Reading Challenge took place today with a lot of kids ready to read this Summer. The challenge is for kids ages 12 and under and is part of the Library's Summer Reading Club. One more kick-off party will be held on Saturday, June 7, 2025, at 10:00 a.m., at the North Branch Library, 2600 Oates Drive. Kids can also sign up at any time at either Library location or online. The program runs through Saturday, July 26, 2025, and includes a lot of prizes and ends with a pizza party for those who make the 1,000-page goal. For details, visit www.cityofmesquite.com/Library.

7. Mayor Alemán stated that the annual Spread the Love campaign got underway last week, and the donation bins are already starting to fill up. The City and Sharing Life are asking you to donate jars of peanut butter and jelly so that Mesquite kids can have nutritious meals over the Summer when school lunches are not available. And businesses can donate, too. 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, the City collected 3,912 pounds of jars of nut and seed butters and jelly – enough to make approximately 25,536 sandwiches. Drop off your donations at City Hall, Municipal Center or at either Library location. Mayor Alemán kicked things off by making a donation tonight. Visit www.cityofmesquite.com/SpreadTheLove to learn more.

CITIZENS FORUM

1. Dr. Lawrence Henry, 381 East Greenbriar Lane, Dallas, spoke regarding "A Bridge 2 Light" program.

2. Sally Becerra, 923 Meandering Way, expressed concerns regarding the condition of alleys in her neighborhood.

3. Bruce Sales, 924 Windbell Circle, spoke regarding Mesquite Police Department and Mesquite Fire Department pay.

CONSENT AGENDA**Approval of the Consent Agenda**

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

- 3** Minutes of the regular City Council meeting held May 19, 2025.

Approved on the Consent Agenda.

- 4** A resolution endorsing and accepting the Fiscal Year 2026 Motor Vehicle Crime Prevention Authority Auxiliary Grant Award of \$20,833.00 for the lease or purchase of an Automatic License Plate Reader (ALRP) Investigations Software and \$8,667.00 for the lease or purchase of an ALRP Camera; Approving the contribution of city funds with a 20 percent match in the amount of \$4,167.00 for the ALRP Investigation Software and \$1,733.00 for the ALRP Camera.

Approved on the Consent Agenda.

Resolution No. 16-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ENDORSING AND ACCEPTING THE FISCAL YEAR 2026 MOTOR VEHICLE CRIME PREVENTION AUTHORITY AUXILIARY GRANT AWARD OF \$20,833.00 FOR THE LEASE OR PURCHASE OF AN AUTOMATIC LICENSE PLATE READER INVESTIGATIONS SOFTWARE AND \$8,667.00 FOR THE LEASE OR PURCHASE OF AN ALPR CAMERA; APPROVING THE CONTRIBUTION OF CITY FUNDS WITH A 20 PERCENT MATCH IN THE AMOUNT OF \$4,167.00 FOR THE ALPR INVESTIGATION SOFTWARE AND \$1,733.00 FOR THE ALPR CAMERA; DESIGNATING AND AUTHORIZING OFFICIALS TO APPLY FOR, ACCEPT, REJECT, ALTER, TERMINATE, AND OTHERWISE ADMINISTER THE GRANT ON BEHALF OF THE CITY; AND AGREEING TO RETURN THE GRANT IN THE EVENT OF LOSS OR MISUSE OF THE GRANT FUNDS. (Resolution No. 16-2025 recorded in Resolution Book No. 70.)

- 5** A resolution supporting the City's application to the Texas Department of Transportation's (TxDOT) 2025 Transportation Alternatives Set-Aside (TA) Call for Projects for Phase I of the North Mesquite Creek Trail (from south of East Glen Boulevard at Parkwood Trail to Mesquite Valley Road).

Approved on the Consent Agenda.

Resolution No. 17-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING THE CITY'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR PHASE 1 OF THE NORTH MESQUITE CREEK TRAIL (FROM SOUTH OF EAST GLEN BOULEVARD AT PARKWOOD TRAIL TO MESQUITE VALLEY ROAD). (Resolution No. 17-2025 recorded in Resolution Book No. 70.)

- 6** Bid No. 2025-123 - Annual Repair of Fire Apparatus.
(Authorize the City Manager to finalize and execute a contract with Siddons Martin Emergency Group, LLC, in an annual amount not to exceed \$300,000.00. 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.

- 7 Bid No. 2025-127 - Annual Contract for Emergency Vehicle Equipment Installation.

(Authorize the City Manager to finalize and execute a contract with Dana Safety Supply, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240102, in an annual amount not to exceed \$600,000.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options subject to annual appropriation of funds.)

Approved on the Consent Agenda.

- 8 Authorize the City Manager to finalize and execute a Supplemental Agreement (Phase II) to RFP No. 2023-138, Construction Manager-at-Risk (CMaR) Services, for the Construction of New Public Safety Training Facility with Crossland Construction Company, Inc., to establish the Guaranteed Maximum Price (GMP) of \$7,296,409.00.

Approved on the Consent Agenda.

- 9 Authorize the City Manager to finalize and execute an Office and Hangar Lease Agreement with Pictometry International Corp. dba Eagleview, for rental space at the Mesquite Metro Airport.

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute a Professional Services Contract with On Duty Health - Texas, PLLC, to provide annual medical and physical assessment services for City of Mesquite employees in an annual amount not to exceed \$250,000.00. 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.

END OF CONSENT AGENDA

CONSIDERATION OF A RESOLUTION

- 11 Consider a resolution approving the Mesquite Quality of Life Corporation's (MQOLC) mid-year amended budget for Fiscal Year 2024-25.

Kim Buttram, Director of Economic Development, presented the MQOLC mid-year amended budget for Fiscal Year 2024-25.

Mr. Green moved to approve Resolution No. 18-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE MESQUITE QUALITY OF LIFE CORPORATION'S MID-YEAR AMENDED BUDGET FOR THE FISCAL YEAR 2024-25; AND DECLARING AN EFFECTIVE DATE THEREOF. Motion

was seconded by Mr. Murden and approved unanimously. (Resolution No. 18-2025 recorded in Resolution Book No. 70.)

OTHER BUSINESS

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Consider an application to allow fee in lieu of parkland dedication for the Torrington Briarwood Apartments, located at 23701 IH 635 (2250 Dean Street).

Adam Bailey, Director of Planning and Development Services, stated that the applicant received zoning approval for a 313-unit multifamily development and is requesting to pay a fee in lieu of dedicating parkland. Based on the requirements of the Parkland Dedication Ordinance, the development must provide 5.7 acres of parkland. The ordinance allows up to a 50 percent credit toward the dedication requirement for the provision of private recreational facilities.

Mr. Bailey stated that the applicant is providing at least 2.85 acres of private recreational and open space, thereby qualifying for the maximum 50 percent credit. As a result, the remaining 2.85 acres must be addressed through dedication or a fee in lieu. The applicant is proposing to pay a fee in lieu in the amount of \$418,357.68 for the remaining acreage.

Karsten Lowe, representing JPI Affordable Development, LLC, stated that the 2.85 acres of private recreational and open space provided by the applicant will include resort style pools, a walking trail, outdoor cornhole areas, picnic and barbecue spaces, a playground, outdoor chess tables and a dog park.

Mr. Boroughs confirmed that fees paid in lieu of parkland dedication will be used for acquisition, development, expansion or upgrading of City parks in this area.

Mr. Casper moved to approve an application to allow fee in lieu of parkland dedication for the Torrington Briarwood Apartments, located at 23701 IH 635 (2250 Dean Street). Motion was seconded by Mr. Murden and approved unanimously.

PUBLIC HEARINGS

13

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0225-0383, submitted by JDJR Engineers & Consultants, Inc., on behalf of Chase Cooley of 20100 LBJ Freeway, LLC., for a change of zoning from General Retail and Planned Development - Light Commercial Ordinance No. 2649 to Planned Development - Light Commercial with modified planned development standards to allow an auto dealership (new and used vehicles) with major automobile repair and collision services, and a multi-tenant commercial development located at 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street.

(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 of the application with certain stipulations.)

A public hearing was held for Zoning Application No. Z0225-0383.

Adam Bailey, Director of Planning and Development Services, stated that the applicant, representing the Clay Cooley Auto Group, requests a change of zoning to establish a Planned Development (PD) District allowing a new and used

vehicle dealership with outdoor display and associated automotive repair services. While the dealership will occupy a portion of the site, the PD concept plan illustrates how the remainder could be developed with future multi-tenant commercial buildings. These future phases may be modified but cannot exceed the total square footage shown without City Council approval.

Mr. Bailey stated that there will be a total of 6 buildings. Lot 1 will include 2 buildings, Lot 2 will include 4 buildings and Lot 3 will include one 40,810 square-foot building for the proposed auto dealership. Used vehicles will be limited to 50 percent of display inventory. Vehicle repair services, including collision, will be conducted within an enclosed structure. A landscape buffer and an 8-foot-tall masonry screening wall will be constructed along the property line that backs up to the adjacent neighborhood.

Mr. Bailey stated that a previous zoning request was denied by City Council on October 21, 2024 (6-1 vote). Since then, the applicant has revised the proposal to address concerns, including enhanced buffering for adjacent residential areas and a broader development vision. Due to these substantive changes, staff granted an exemption from the typical one-year waiting period.

Applicant, Zak Amick, representing The Morgan Group, stated that the previous zoning request was for the auto dealership only. After hearing Council's concerns regarding a broader development vision, the applicant revised the plan to include the future development of Lots 1 and 2. Development of the auto dealership would take approximately 14 months.

No one appeared regarding the proposed application.

Mr. Boroughs moved to approve Zoning Application No. Z0225-0383, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5170, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL AND PLANNED DEVELOPMENT – LIGHT COMMERCIAL ORDINANCE NO. 2649 TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITH MODIFIED PLANNED DEVELOPMENT STANDARDS TO ALLOW AN AUTO DEALERSHIP (NEW AND USED VEHICLES) WITH MAJOR AUTOMOBILE REPAIR AND COLLISION SERVICES, AND A MULTI-TENANT COMMERCIAL DEVELOPMENT FOR THE PROPERTY LOCATED AT 20100 IH-635, 20104 IH-635, AND 1000 RIDGEVIEW STREET; PROVIDING A REPEALER CLAUSE; 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. 5170 recorded in Ordinance Book No. 134.)

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 8:05 P.M.

2

Receive financial statements for period covering October 1, 2024, through March 31, 2025.

This Item was taken out of order.

Ted Chinn, Director of Finance, presented financial statements for the period covering October 1, 2024, through March 31, 2025.

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 8:40 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor