



City of Mesquite, Texas

Minutes - Final City Council

Monday, March 17, 2025

6:00 PM

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

Present: Mayor Pro Tem Jeff Casper, and Councilmembers Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross, B. W. Smith and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Mayor Daniel Alemán, Jr.

PRE-MEETING - TRAINING ROOMS A&B - 6:00 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:49 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas (Legal advice regarding annexation options under existing Chapter 43 Texas Local Government Code Development Agreements (pursuant to sections 43.016 [formerly 43.035] and 212.172 Texas Local Government Code) for numerous properties in the City's extraterritorial jurisdiction in Kaufman County.); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 7:11 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:13 P.M.

INVOCATION

Reginald Jefferson, Pastor, New Hope Baptist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Murden reminded residents to sign up for Mesquite Alerts to receive real-time notifications with accurate, reliable information regarding emergencies, weather and news that pertains to their neighborhood.

When signing up, you can choose whether you want to be notified through text message, phone message or email. Your contact information always remains private and will only be used for community notifications. Visit www.cityofmesquite.com/MesquiteAlerts to sign up and learn more.

2. Mr. Smith encouraged citizens to attend Historic Mesquite's Vintage Car Show on Saturday, March 22, 2025, from 1:00 p.m. to 4:00 p.m., at Opal Lawrence Historical Park, 711 East Kearney Street. This event will showcase a lineup of classic cars, each with its own unique story. Register your classic car for \$30.00 for a chance to win trophies and prizes.

3. Mr. Boroughs announced that Saturday, April 5, 2025, marks the opening of the Downtown Mesquite Farmer's Market at Front Street Station, 100 West Front Street. Patrons will discover a wide variety of local goods including artisanal products, locally grown produce, baked goods, bath and body products, and more. The Market also features food vendors and musical performances. The Farmer's Market is open every Saturday through November from 9:00 a.m. to 1:00 p.m.

4. Mr. Boroughs shared that his twin brother, Tony, has been released from the hospital and is doing well.

5. Ms. Rodriguez-Ross announced that the City is hosting some festive rodeo-themed events on Saturday, April 5, 2025. The 67th Annual Rodeo Parade begins at 10:00 a.m. through Downtown Mesquite. This year's parade theme is "Stirrup Some Fun!" and Mesquite Poteet High School alumnus and NFL veteran Malik Jefferson will serve as Grand Marshal. The cost for a float entry is \$40.00 and registration ends Friday, April 4, 2025. Learn more and register at www.cityofmesquite.com/RodeoParade. Later that day, the World Senior Professional Bull Riders Bullriding Spring Fest will be held at the Mesquite Arena, from Noon to 2:00 p.m., with doors opening at 11:00 a.m. Tickets are \$10.00 for kids and \$20.00 for adults. Visit www.MesquiteArena.com for details and to purchase tickets.

6. Mr. Green stated that teens who will be in Grades 9 through 12 next school year are invited to apply to be a member of the City's new Youth Council. The Council will meet monthly and participate in community events. Youth Council members will have the opportunity to develop leadership skills, address challenges impacting their peers, and get a behind-the-scenes look at how City government works. This will be a great addition to a college or job application. Also, it's time to apply for the Summer Youth Internship Program. This is a paid internship for high school students who are accepted. Interns will work 20 hours per week at a local business, nonprofit organization or with the City of Mesquite. Applications for both opportunities are open through Monday, March 31, 2025. Learn more and apply at www.cityofmesquite.com/YouthServices.

7. Mr. Casper announced that the myMesquite app, that residents use to report concerns, is being improved. The app will be paused and unavailable starting tomorrow, March 18, 2025, with a new app launching soon. The new app will make reporting concerns much easier. It will let you track the progress of issues you report and will allow you to reach any City department through the platform. It will take a few weeks before the new app is ready. Until that time, residents can continue to report issues at www.cityofmesquite.com/myMesquite or by calling the myMesquite Call Center at 972-288-7711.

8. Mr. Casper invited Fire Department Battalion Chief Phil Cunningham to share a few words about the Muscular Dystrophy Association (MDA) Fill-the-Boot Campaign. Chief Cunningham stated that the campaign will be held on Thursday, March 27, 2025, Friday, March 28, 2025, Thursday, April 10, 2025, Friday, April 11, 2025, Thursday, April 24, 2025, and Friday, April 25, 2025. Firefighters will be collecting donations on street corners each afternoon from 4:00 p.m. to 6:00 p.m. He thanked citizens for their continued support of MDA and stated that all donations collected will be used toward research and summer camps for kids, with Firefighters serving as camp counselors. He thanked Mr. Boroughs for his long-time support of MDA and for volunteering at numerous summer camps. Mr. Boroughs kicked off the campaign by making the first donation followed by other Councilmembers and City staff.

CITIZENS FORUM

1. Jane Bishkin, General Counsel for the Combined Law Enforcement Association of Texas (CLEAT), expressed support for increasing Police Officer pay.
2. Bruce Sales, 924 Windbell Circle, provided information regarding Mesquite Police Association Charities.
3. Tammy Jo Strong, 1713 Cool Springs Drive, expressed opposition to breaking parody.
4. Luke Christopherson, 924 Windbell Circle, provided information regarding the grand reopening of Travis Williams Athletic Complex on March 24, 2025, at 10:00 a.m. with games at 11:00 a.m.

CONSENT AGENDA**Approval of the Consent Agenda**

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

- 1** Minutes of the regular City Council meeting held March 3, 2025.

Approved on the Consent Agenda.

- 2** An ordinance amending Chapter 6, Article III (Mitigation Rates - For Emergency and Non-Emergency Services); and Appendix D - Comprehensive Fee Schedule, Article VI (Fire), Sec. 6-110 - "Mitigation Rates - For Emergency and Non-Emergency Services" of the City Code for the purpose of making annual rate adjustments to the schedule of mitigation rates for Fire Department Services.

Approved on the Consent Agenda.

Ordinance No. 5157, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE CHAPTER 6, ARTICLE III (MITIGATION RATES - FOR EMERGENCY AND NON-EMERGENCY SERVICES); AMENDING APPENDIX D -COMPREHENSIVE FEE SCHEDULE, ARTICLE VI (FIRE), SEC. 6-110 "MITIGATION RATES - FOR EMERGENCY AND NON-EMERGENCY SERVICES" FOR THE PURPOSE OF MAKING ANNUAL RATE ADJUSTMENTS TO THE SCHEDULE OF MITIGATION RATES FOR FIRE DEPARTMENT SERVICES; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$500; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5157 recorded in Ordinance Book No. 133.)

- 3** A resolution authorizing publication of notice of intention to issue Certificates of Obligation, approving the preparation of a preliminary official statement and a notice of sale, and providing for the effective date thereof.

Approved on the Consent Agenda.

Resolution No. 10-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF. (Resolution No. 10-2025 recorded in

Resolution Book No. 70.)

- 4** RFP No. I247-2025 - Investment Advisory Services & Primary Depository Banking Consultation.
(Authorize the City Manager to finalize and execute a contract with HilltopSecurities Asset Management, LLC, in an amount not to exceed \$80,000.00. The term of this 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.
- 5** Bid No. 2025-050 - Construction Manager-at-Risk (CMaR) Services for the remodel of the Mesquite Convention Center.
(Authorize the City Manager to finalize and execute a contract with SCI Construction, Ltd., for CMaR services in connection with the design (Phase I) of the remodel of the Mesquite Convention Center in an amount not to exceed \$5,000.00.)
Approved on the Consent Agenda.
- 6** Bid No. 2025-078 - Water Loss Study, Billing Verification, and Solutions Evaluation Services.
(Authorize the City Manager to execute a contract with Holisus, LLC, dba Holistic Utility Solutions, through The Interlocal Purchasing System (TIPS) Contract No. 23100201, in the amount of \$224,500.00.)
Approved on the Consent Agenda.
- 7** Bid No. 2025-080 - Paschall Park Playground Replacement.
(Authorize the City Manager to finalize and execute a contract and any required documents with Whirlix Design, Inc., for the purchase and installation of playground equipment, through BuyBoard Purchasing Cooperative Contract No. 679-22, in an amount not to exceed \$289,404.00.)
Approved on the Consent Agenda.
- 8** Bid No. 2025-089 - Storage Replacement/Expansion Hardware.
(Staff recommends award to Sequel Data Systems, Inc., through the Texas Department of Information Resources Contract No. DIR-TSO-4331, in an amount not to exceed \$142,916.00.)
Approved on the Consent Agenda.
- 9** Bid No. 2025-091 - Purchase of One 500 Gallon per Minute (GPM) Pumper Truck.
(Staff recommends purchase from Siddons-Martin Emergency Group, LLC., through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGACBuy) Contract No. FS12-23, in the amount of \$514,709.00.)
Approved on the Consent Agenda.

- 10 Bid No. 2025-092 - Annual Supply of Personal Computers.
(Authorize the City Manager to finalize and execute a contract and any required documents with Dell Marketing L.P., through the Texas Department of Information Resources Contract No. DIR-TSO-3763, in an amount not to exceed \$480,950.00.)

Approved on the Consent Agenda.

- 11 Bid No. 2025-116 - Virtual Chief Information Security Officer Services.
(Authorize the City Manager to finalize and execute an agreement and any required documents with Birch Cline Technologies, Inc., dba Birch Cline Cybersecurity, through the Texas Department of Information Resources Contract No. DIR-CPO-4860, in amount not to exceed \$99,555.34. 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 the annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 12 Bid No. 2025-124 - Purchase of Police Rifle Upgrade and Range Staff Headsets.
(Staff recommends award to CMC Government Services, Inc., through BuyBoard Contract 698-23, in an amount to exceed \$177,875.19.)

Approved on the Consent Agenda.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 13 Consider appointment of Terry Crow (Position No. 8) and reappointment of Tommy Moore (Position No. 9) to the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), representing Kaufman County, for two-year terms to expire March 1, 2027.

Mr. Murden moved to appoint Terry Crow (Position No. 8) and to reappoint Tommy Moore (Position No. 9) to the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), representing Kaufman County, for two-year terms to expire March 1, 2027. Motion was seconded by Mr. Boroughs and approved unanimously.

- 14 Consider appointment of one Regular Member (Position No. 5) to the Housing Board for a term to expire December 31, 2025.

Mr. Boroughs moved to change the appointment of Yolanda Rodriguez from Alternate Member (Alternate No. 2) to Regular Member (Position No. 5) of the Housing Board for a term to expire December 31, 2025. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

OTHER BUSINESS

- 15 Consider appointment of a Municipal Court Alternate Judge for the City of Mesquite, Texas.

Mr. Boroughs moved to appoint Rachel Rider as Municipal Court Alternate Judge. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

16

A. Conduct a public hearing regarding the Parks and Recreation Department Youth Programs Standards of Care.

B. Consider an ordinance adopting Standards of Care associated with the City's recreation programs titled "2025 Youth Programs Standards of Care" and repealing Ordinance No. 5098.

A public hearing was held regarding the Parks and Recreation Department Youth Programs Standards of Care.

Elizabeth Harrell, Director of Parks and Recreation, stated that the Parks and Recreation Department operates youth recreation programs at the recreation centers after regular school hours and when school is not in session. These programs provide a constructive recreational experience and reduce the number of school-aged children left without adult supervision. Last year, approximately 4,800 children participated.

Ms. Harrell stated that the Youth Programs Standards of Care (SOC) is reviewed annually and adopted by ordinance, following a public hearing. This year, the SOC includes the following updates: (1) Maximum age changed from Kindergarten - 17 to Kindergarten - 15; and (2) Payment policy has been modified to include monthly, weekly, and daily rates.

No one appeared regarding the Parks and Recreation Department Youth Programs Standards of Care.

Ms. Rodriguez-Ross moved to approve Ordinance No. 5158, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ADOPTING STANDARDS OF CARE ASSOCIATED WITH THE CITY'S RECREATION PROGRAMS TITLED "2025 YOUTH PROGRAMS STANDARDS OF CARE"; REPEALING ORDINANCE NO. 5098; PROVIDING A GENERAL REPEALING CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Boroughs and approved unanimously. (Ordinance No. 5158 recorded in Ordinance Book No. 133.)

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to Planned Development - General Retail (GR) on Tract 1 and Planned Development - Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection).

(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. Z1024-0374.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a change of zoning and a comprehensive plan amendment to allow for a flex-office development on Tract 1 and a townhome development on Tract 2.

Mr. Bailey stated that Tract 1, located east of Clay Mathis Road and Lawson Road, will include three flex-office buildings that may be used for retail, personal services, office, or contractor businesses. Outdoor storage will not be permitted. The flex-office buildings will have overhead doors facing Lawson Road, making them more suitable for contractors and trade businesses. The proposed Planned Development (PD) would allow uses permitted by right in the General Retail zoning district and also permit special trade contractors, such as HVAC technicians, painters, electricians, plumbers, carpenters, flooring installers, and concrete workers, by right.

Mr. Bailey stated that Tract 2, located south of Clay Mathis Road and Lawson Road, will consist of 20 front-entry townhouses, split among 5 buildings, each platted individually for fee-simple ownership. Each unit will have a two-car garage and a two-car-wide driveway. Eleven on-street parking spaces will be provided for visitor parking.

Applicant Dean Cardwell, representing Bohler Engineering TX, LLC, provided information regarding potential tenants and business uses for Tract 1 of the proposed development. On Tract 2, a Homeowner's Association (HOA) will be established to maintain the common areas and building exteriors.

No one appeared regarding the proposed application.

Mr. Murden moved to postpone consideration of Zoning Application No. Z1024-0374 to the June 2, 2025, City Council meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Boroughs and approved unanimously. The meeting adjourned at 8:04 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Jeff Casper, Mayor Pro Tem