



# City of Mesquite, Texas

## Minutes - Final City Council

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Monday, December 2, 2024

6:00 PM

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

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

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

#### **AGENDA REVIEW**

#### **STAFF PRESENTATIONS**

- 1 Review City Council Policies and Procedures and Ethics Policy.

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

#### **INVOCATION**

James Schoenrock, Pastor, Sheppard Drive Baptist Church, Euless, Texas.

#### **PLEDGE OF ALLEGIANCE**

Members of Scouts Pack 103.

#### **SPECIAL ANNOUNCEMENTS**

1. Mr. Casper encouraged citizens to visit the Florence Ranch, 1424 Barnes Bridge Road, for Christmas at the Ranch, on Saturday, December 14, 2024, from 10:00 a.m. to 1:00 p.m. The Florence Ranch Homestead will be decorated for a traditional Christmas with real greenery and old-fashioned garland. Enjoy tours of the Florence home, sweet treats, craft stations to make vintage-style tree ornaments and photo opportunities with a traditional Santa Claus.
2. Mr. Green stated that the Annual Christmas in the Park event will take place at Westlake Park, 600 Gross Road, on Saturday, December 7, 2024, and Sunday, December 8, 2024, from 2:00 p.m. to 8:00 p.m. each day. This event has been a Mesquite holiday tradition for more than 30 years. Westlake Park will be transformed into a holiday wonderland with lights, music, and festive decorations. Enjoy hot cocoa and cookies, arts and crafts, photos with Santa, community performances, fireworks finale and more. Admission is free, and a wristband can be purchased for \$10.00 to have access to face painting, inflatables and a 35-foot-tall tubing slide. He encouraged everyone to attend this festive holiday event.

3. Ms. Rodriguez-Ross announced that the Mesquite Police Department is hosting its annual Noche de Fiesta celebration at West Mesquite High School, 2500 Memorial Boulevard, on Wednesday, December 11, 2024, from 6:00 p.m. to 8:30 p.m. This free, family-friendly event celebrates the Latin American culture and the holiday season. Noche de Fiesta will feature music, ballet folklórico, hot chocolate, Hispanic pastries and more. Santa Claus will make an appearance to distribute toys to children. ¡Los esperamos!
4. Ms. Rodriguez-Ross invited citizens to a District 3 Neighborhood Meeting on Thursday, December 12, 2024, at 6:30 p.m., at Cannaday Elementary School, 2701 Chisolm Trail.
5. Mr. Boroughs encouraged citizens to attend Christmas on the Square tomorrow night, December 3, 2024, at 5:00 p.m., in Downtown Mesquite at Heritage Square. Enjoy hot cocoa and cookies, photos with Santa, a holiday gift market and more. The festivities continue with a holiday message from Mayor Alemán and a sing-along to the “12 Days of Downtown Mesquite.” End the evening by experiencing the magic of the annual lighting of the community Christmas tree.
6. Mr. Smith stated that it’s almost time to wrap up the Mesquite Police Department’s 2024 Santa Cop campaign. However, you still have time to make the holiday season a little brighter for Mesquite kids by donating new, unwrapped toys. Your financial donations are also appreciated. The Santa Cop campaign concludes with the annual Toy Parade on Saturday, December 7, 2024, at 11:00 a.m. The parade starts and ends at Founders Classical Academy, 790 Windbell Circle.
7. Mr. Murden announced the Mesquite Arts Center’s holiday shows. The Mesquite Arts Theatre presents “A Christmas Carol” from Friday, December 6, 2024, through Sunday, December 22, 2024. Visit [www.mesquiteartstheatre.org](http://www.mesquiteartstheatre.org) for showtimes and tickets. The Mesquite Community Band will present “Home for the Holidays” on Saturday, December 7, 2024, at 7:00 p.m. The concert is free and open to the public. On Saturday, December 14, 2024, the Mesquite Symphony Orchestra will provide back-to-back performances of “Holiday Carols.” The first show will be at 4:30 p.m. and the second at 7:00 p.m. For tickets, visit [MesquiteSymphony.org](http://MesquiteSymphony.org).
8. Mayor Alemán encouraged citizens to “shop local” this holiday season. Spending money in Mesquite helps business owners as well as the local economy. Sales tax revenue makes up approximately 28 percent of the City’s general fund, which provides the financial resources for most City services for residents and their families. For alternate driving directions in the busiest retail areas, visit [www.cityofmesquite.com/ShoppingRoutes](http://www.cityofmesquite.com/ShoppingRoutes).
9. Mayor Alemán stated that 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 of Mesquite, but financial donations are needed. Visit [Sharing.Life/WARM](http://Sharing.Life/WARM).

## **CITIZENS FORUM**

Debbie Anderson, 2729 Ash Creek, announced the recent passing of Ron Abraham. Over the years, Ron served on various City of Mesquite boards and was an avid volunteer, with over 5,000 “lifetime” hours just with the Mesquite Citizens Police Academy Alumni Association. He will be greatly missed.

## **CONSENT AGENDA**

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

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

**2**

Minutes of the regular City Council meeting held November 18, 2024.

**Approved on the Consent Agenda.**

- 3 An ordinance amending Chapter 9, Section 9-147, of the City Code thereby providing a revised school zone for Trinity Basin Preparatory School.

**Approved on the Consent Agenda.**

**Ordinance No. 5147, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 9, SECTION 9-147 OF THE MESQUITE CITY CODE BY DELETING A CERTAIN SCHOOL ZONE UNDER SECTION 9-147(1)(c) AND ADDING A NEW SECTION 9-147(1)(f) TO PROVIDE A REVISED SCHOOL ZONE FOR TRINITY BASIN PREPARATORY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE THEREOF. (Ordinance No. 5147 recorded in Ordinance Book No. 133.)**

- 4 A resolution authorizing the submission of the 2023 Community Development Block Grant Programs Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD).

**Approved on the Consent Agenda.**

**Resolution No. 57-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE SUBMISSION OF THE 2023 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). (Resolution No. 57-2024 recorded in Resolution Book No. 69.)**

- 5 Bid No. 2025-010 - Annual Purchase of Cleaning Supplies for Warehouse Stock.  
(Staff recommends award to Eagle Brush and Chemical, Inc., through BuyBoard Contract No. 747-24, in an amount not to exceed \$110,000.00. 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 sufficient funds.)

**Approved on the Consent Agenda.**

- 6 Bid No. 2025-032 - Purchase of Two Flameless Patchers for Streets.  
(Staff recommends award to Doggett Freightliner, LLC., through The Interlocal Purchasing System (TIPS) Contract 230-802, in an amount not to exceed \$557,300.00.)

**Approved on the Consent Agenda.**

- 7 Bid No. 2025-034 - Purchase of Two Public Service Professional Trucks for Police Department.  
(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 210907, in an amount not to exceed \$142,932.00.)

**Approved on the Consent Agenda.**

- 8 Appoint Daniel Alemán, Jr. as Chairman of the Board of Directors on the following boards: Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas; Towne Centre Reinvestment Zone Number Two, City of Mesquite, Texas; Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas; Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas; Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas; Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge); Reinvestment Zone Number Eleven, City of Mesquite, Texas (Heartland Town Center); Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park); Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms); Reinvestment Zone Number Fourteen, City of Mesquite, Texas (Alcott Logistics Station); and Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), for a one-year term beginning January 1, 2025.

**Approved on the Consent Agenda.**

- 9 Authorize the City Manager to finalize and execute an Amendment No. 2 to RFP No. 2020-080, Retiree Medicare Supplement Plan, with renewal rates for The Hartford/Express Scripts for Post 65 Retiree Medical and Prescription Drug Plan, effective January 1, 2025, to December 31, 2025, in an amount not to exceed \$1,530,679.68.

**Approved on the Consent Agenda.**

- 10 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Kimley-Horn and Associates, Inc., for the design of Barnes Bridge 30-inch Water Transmission Main - Plan Update, in the amount of \$326,600.00.

**Approved on the Consent Agenda.**

## **END OF CONSENT AGENDA**

## **OTHER BUSINESS**

- 11 Consider appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem for one-year terms.

**Mr. Green moved to appoint Jeff Casper as Mayor Pro Tem and Tandy Boroughs as Deputy Mayor Pro Tem to serve one year terms. Motion was seconded by Mr. Murden and approved unanimously.**

## **APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- 12 Consider appointment of four Regular Members (Position Nos. 2, 4, 6 and 8) to the Animal Services Advisory Committee for terms to expire December 31, 2026.

**Mr. Casper moved to appoint Maria Martinez as Regular Member (Position No. 2), Patti Dawson as Regular Member (Position No. 4), Whitney Miranda as Regular Member (Position No. 6), and Karen (Chris) Swain as Regular Member (Position No. 8) to the Animal Services Advisory Committee for terms to expire December 31, 2026. Motion was seconded by Mr. Green and approved unanimously.**

- 13 Consider appointment of two Regular Members (Position Nos. 2 and 4) and one Alternate Member (Alternate No. 2) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2026, and one Alternate Member (Alternate No. 1) for a term to expire December 31, 2025.
- Mr. Casper moved to appoint Jesse Barahona as Regular Member (Position No. 4) and to move William Augustine from Alternate Member (Alternate No. 2) to Regular Member (Position No. 2) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2026. Motion was seconded by Mr. Murden and approved unanimously.**
- 14 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Building Standards Board for terms to expire December 31, 2026, and one Regular Member (Position No. 7) and one Alternate Member (Alternate No. 1) for terms to expire December 31, 2025.
- Mr. Casper moved to appoint Charles Blacklock as Regular Member (Position No. 2), Cary Pritchett as Regular Member (Position No. 4), and Sam Anderson as Alternate Member (Alternate No. 2) to the Building Standards Board for terms to expire December 31, 2026. Motion was seconded by Mr. Boroughs and approved unanimously.**
- 15 Consider appointment of four Regular Members (Position Nos. 3, 6, 9 and 12) to the Downtown Development Advisory Board for terms to expire December 31, 2027.
- Mr. Boroughs moved to appoint Belinda Epps as Regular Member (Position No. 3), Jennifer Vidler as Regular Member (Position No. 6), Ashley Clark as Regular Member (Position No. 9) and Lisa Haar as Regular Member (Position No. 12) to the Downtown Development Advisory Board for terms to expire December 31, 2027. Motion was seconded by Mr. Smith and approved unanimously.**
- 16 Consider appointment of two Regular Members (Position Nos. 2 and 4) and one Alternate Member (Alternate No. 2) to the Housing Board for terms to expire December 31, 2026.
- Ms. Rodriguez-Ross moved to appoint Wanda Gray as Regular Member (Position No. 2), Yolanda Rodriguez as Alternate Member (Alternate No. 2) and to move Faraz Wood from Alternate Member (Alternate No. 1) to Regular Member (Position No. 4) to the Housing Board for terms to expire December 31, 2026. Motion was seconded by Mr. Murden and approved unanimously.**
- 17 Consider appointment of two Regular Members (Place Nos. 4 and 7) to the Keep Mesquite Beautiful, Inc., Board of Directors for terms to expire December 31, 2027, one Regular Member (Place No. 2) for a term to expire December 31, 2026, and one Regular Member (Place No. 6) for a term to expire December 31, 2025.
- Mr. Green moved to appoint Anna Renfroe as Regular Member (Place No. 4) and Adrian Howard as Regular Member (Place No. 7) to the Keep Mesquite Beautiful, Inc., Board of Directors for terms to expire December 31, 2027, Anjelica Turner as Regular Member (Place No. 2) for a term to expire December 31, 2026, and Renate Kaaa as Regular Member (Place No. 6) for a term to expire December 31, 2025. Motion was seconded by Mr. Boroughs and approved unanimously.**

- 18 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Landmark Commission for terms to expire December 31, 2026, and one Regular Member (Position No. 1) for a term to expire December 31, 2025.
- Mr. Casper moved to appoint William Richardson as Regular Member (Position No. 2), Valerie Palmer as Regular Member (Position No. 4) and Lisa Haar as Regular Member (Position No. 6) to the Landmark Commission for terms to expire December 31, 2026. Motion was seconded by Mr. Boroughs and approved unanimously.**
- 19 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) to the Library Advisory Board for terms to expire December 31, 2026.
- Mr. Green moved to appoint Barbara Dunn as Regular Member (Position No. 2), Karen Eberle as Regular Member (Position No. 4) and Angela Grayson (Position No. 6) to the Library Advisory Board for terms to expire December 31, 2026. Motion was seconded by Mr. Murden and approved unanimously.**
- 20 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for terms to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board.
- Mr. Boroughs moved to appoint Nadine Ward as Regular Member (Position No. 2), Homero Lopez as Regular Member (Position No. 4) and Tom Palmer as Regular Member (Position No. 6) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for terms to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board. Motion was seconded by Mr. Murden and approved unanimously.**
- 21 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2026.
- Mr. Boroughs moved to appoint L.C. Williams as Regular Member (Position No. 2), Keith Briggs as Regular Member (Position No. 4), Susan Erickson as Regular Member (Position No. 6) and Richard Murphy as Alternate Member (Alternate No. 2) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2026. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.**
- 22 Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for terms to expire December 31, 2026.
- Ms. Rodriguez-Ross moved to appoint Millie Arnold as Regular Member (Position No. 2), Ronnie Chenault as Regular Member (Position No. 4), Jeffrey Walker as Regular Member (Position No. 6) and Debbie Screws as Alternate Member (Alternate No. 2) to the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for terms to expire December 31, 2026. Motion was seconded by Mr. Boroughs and approved unanimously.**

**EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 7:30 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 project at the corner of Rodeo Center Boulevard and Military Parkway; 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 8:36 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

**ADJOURNMENT**

**Ms. Rodriguez-Ross moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting adjourned at 8:36 p.m.**

Attest:

Approved:

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Sonja Land, City Secretary

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Daniel Alemán, Jr., Mayor