



City of Mesquite, Texas

Minutes - Final City Council

Monday, March 3, 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 - CITY COUNCIL CHAMBER - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive staff presentation regarding updates from Youth Services.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:43 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.074 of the Texas Government Code to consider the appointment, evaluation, employment, reassignment, duties, discipline or dismissal of the City Manager, City Attorney, Municipal Court Judge, City Secretary, members of the various City boards and commissions, and City officers or other City employees; whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:00 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:04 P.M.

- 2 Receive presentation of 2024 Meritorious Awards to Fire Department employees.

Fire Chief Keith Hopkins stated that the purpose of the annual Fire Department meritorious awards is to recognize members of the Mesquite Fire Department and employees of the City of Mesquite who provide superior public service to Mesquite residents. Numerous members of the department will be recognized with lifesaving and perfect attendance awards. The department will also recognize Officer of the Year, Paramedic of the Year and Firefighter of the Year for their dedication to their jobs and the betterment of the Mesquite Fire Department.

Fire Chief Keith Hopkins presented meritorious awards as follows:

- Officer of the Year – Captain/Paramedic (CPT/PAR) David David

- Paramedic of the Year – Firefighter/Paramedic (FF/PAR) Jack London
- Firefighter of the Year – Firefighter/Paramedic (FF/PAR) Parker Jackson
- Life Saving Award No. 1 – Lieutenant/Paramedic (LT/PAR) Royce Cartwright, Driver-Engineer/Paramedic (DE/PAR) Keith Honey, FF/PAR Bryce Nail, FF/PAR Destiney Corrales, FF/PAR Ben Hanley, FF/PAR Caleb Pollard and Public Safety Dispatcher Amanda Sanders
- Life Saving Award No. 2 – CPT/PAR Robert Williams, DE/PAR Wes Waugaman, FF/PAR Miles Lacey, FF/EMT Georganna Lambert, FF/PAR Kevin Black, FF/PAR Rickey Robinson and Public Safety Dispatcher Sara Helman
- Life Saving Award No. 3 – LT/PAR Kasey Vestal, DE/PAR Nick Dagenais, DE/PAR Nick Alonso, FF/PAR Keith Harrison, FF/PAR Blake Hamilton, FF/PAR Matt Johnson, DE/PAR Jonathan Wright and Public Safety Dispatcher Robert Wallace
- Life Saving Award No. 4 – CPT/PAR Isreal Guy, FF/PAR Nikki Hill, FF/EMT Robert Gardea, FF/PAR Landon Gregory, FF/PAR Thomas Giddens, Mesquite Police Officer Aaron Templin and Public Safety Dispatcher Lacey Palmer
- Life Saving Award No. 5 – CPT/PAR Eric Haake, DE/PAR Blake Turner, FF/EMT Brooke Goad, FF/EMT Wyatt Walls, DE/PAR Henry Tobias, FF/PAR Victor Palasciano and Public Safety Dispatcher Taryn Bartlett
- Life Saving Award No. 6 – LT/PAR Royce Cartwright, FF/PAR Dusty Rhodes, FF/PAR Jack London, FF/PAR Matt Price, FF/PAR Conner Tobias, FF/PAR Collin Hester and Public Safety Dispatcher Melinda Jones
- Life Saving Award No. 7 – DE/PAR Micah Marienfeld, FF/PAR Lane Powell, FF/EMT Joel Froehlich, FF/EMT David Gaskamp, FF/PAR Jacob Baker, FF/PAR Darienne Jones and Public Safety Dispatcher Sara Helman
- Life Saving Award No. 8 – CPT/PAR Lewis Lester, FF/PAR Isaac Joseph, FF/PAR Dylan Saucedo, FF/EMT Robert Parker, FF/PAR Thomas Neff, FF/PAR Garrett Foley and Public Safety Dispatcher Debbie Mireles
- Life Saving Award No. 9 – CPT/PAR Michael Teamann, DE/PAR Bryan Serda, FF/PAR Chris Thomas, FF/EMT Ryan Phelps, FF/PAR Brad Hurtt, FF/PAR Will Rosen, FF/EMT James Taylor and Public Safety Dispatcher Charity Parker

Perfect Attendance Awards were presented to:

- First-Time Recipients – DE/PAR David Bates, DE/PAR Kyle Kresta, DE/PAR Parker Jackson, FF/PAR Justin Bunting, FF/PAR Jacob Baker, FF/PAR Michael Trojacek, FF/PAR Allyson Anderson, FF/EMT Trey McPherson, FF/EMT Hunter Brumit, FF/EMT Garret Malone, FF/EMT Michael Evans, FF/EMT Brooke Goad and FF/EMT Wyatt Walls
- Two-Time Recipients – FF/PAR Casey Cachero
- Three-Time Recipients – CPT/PAR Ron Buie

The work session ended at 6:40 p.m.

Councilmember Tandy Boroughs entered the meeting at 6:40 p.m.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:43 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 (Receive update on pending litigation cases); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 7:00 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:02 P.M.

INVOCATION

Rick Williamson, Pastor, First United Methodist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Hiram Bennett Chapter of the Daughters of the Republic of Texas in honor of Texas History.

SPECIAL RECOGNITION

3 Recognize Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that the following employees are being honored for their customer service efforts as City of Mesquite employees. They are nominated by City Staff and selected by the City Manager as employees who embody the City's C.A.R.E. message: We place our CITIZENS first, with a professional ATTITUDE, with the RESPECT to understand their needs and with a consistent effort to deliver service in a manner which embodies the principal ETHICS of the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley presented Certificates of Appreciation to the following employees in honor of their service to the City of Mesquite: Yurissa Gonzalez-Hernandez, Senior Accountant - Finance Department; Erik Richmond, Firefighter/Paramedic - Mesquite Fire Department; Alex Sandoval, Administrative Secretary - Parks and Recreation Department; and Carlos Vargas, Property Maintenance Inspector - Neighborhood Services Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the Parks and Recreation Department is hosting Spring Break Camps for kids in Kindergarten through 6th Grade during the week of March 17, 2025. One of the camps will be held at Dunford Recreation Center, 1015 Green Canyon Drive, and includes indoor and outdoor activities and a field trip. There will also be an Outdoor Adventure Camp at Rorie-Galloway Day Camp, 3100 Lawson Road, on those same days. Find pricing and details at www.cityofmesquite.com/HolidayCamps. Also, during the week of March 17, 2025, the Mesquite Arts Center, 1527 North Galloway Avenue, will offer two Spring Break Camps for kids ages 6 to 16. Instructors from Cara Mia Theatre will lead one of the camps, teaching various hands-on art projects.

Another camp, hosted by the Mesquite Arts Theatre, will focus on dance skills to produce a shortened version of the Wizard of Oz by the end of the week. For camp fees and to sign up, visit www.MesquiteArtsCenter.org.

2. Mr. Green announced that the Mesquite Symphony will present two performances this month. On Saturday, March 8, 2025, the Symphony will present "Sinfonia" by Zhou Tian. This award-winning piece of wind ensemble blends various cultures and styles into four different movements. Then on Saturday, March 29, 2025, join the Symphony as it presents "Defying Expectations." The program will include "Motivation by the Rails from Our Time.," "The Wizard of Oz concert," and "Highlights from Wicked." For showtimes and tickets, visit MesquiteSymphony.org.

3. Ms. Elizabeth Rodriguez-Ross encouraged citizens to attend the next Town Hall Meeting on Tuesday, March 11, 2025, from 6:30 p.m. to 7:30 p.m., at City Hall, 757 North Galloway, in Training Rooms A & B. At this gathering, you will learn about emergency preparedness from the Fire Department and Office of Emergency Management. Town Hall Tuesdays are held every other month and provide residents a chance to learn about various City departments.

4. Ms. Elizabeth Rodriguez-Ross invited citizens to attend the District 3 Neighborhood Meeting on Tuesday, March 4, 2025, at 6:30 p.m., at Tosch Elementary School, 2424 Larchmont Drive.

5. Mr. Boroughs announced that beginning Thursday, March 6, 2025, live music can be enjoyed on Thursday nights, twice a month, with the Courtyard Concert Series. Attendees can enjoy a performance by a local band "The Elton Johns." All performances are free and are held at the Mesquite Arts Center, 1527 North Galloway Avenue, and runs through June.

6. Mr. Boroughs invited citizens to attend a District 4 Neighborhood Meeting on Thursday, March 13, 2025, at 7:00 p.m., at Evans Recreation Center, 1116 Hillcrest Street.

7. Mr. Boroughs shared that his twin brother, Tony, was admitted into the hospital yesterday and asked for everyone to keep him in their prayers. Mr. Smith provided a prayer for Tony's recovery.

8. Mr. Smith encouraged citizens to attend the Historic Mesquite, Inc., 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. A variety of vintage cars will be on display. Register your classic car for \$30.00 to be eligible for trophies and prizes or simply attend the show for free.

9. Mr. Murden announced that teens, who will be in Grades 9 – 12 next school year, are invited to apply to be part of the City's new Youth Council. The Council gives students an opportunity to make a difference, share their voice and shape the future of our community. Also, applications are now open for the Summer Youth Internship Program. This is a paid internship for high school students to work 20 hours per week at a local business, nonprofit organization or with the City of Mesquite. Learn more about both opportunities and apply at www.cityofmesquite.com/YouthServices.

10. Mayor Alemán recognized Mesquite Police Officers who were in attendance at tonight's meeting.

11. Mayor Alemán stated that during the month of March, the City of Mesquite is celebrating Women's History Month with events and recognitions. The celebrations include a book club gathering at the Library's North Branch, programming at the Mesquite Arts Center, and tributes to notable women in Mesquite on the City's social media accounts, including Councilmember Elizabeth Rodriguez-Ross. Visit www.cityofmesquite.com/WHM to learn more.

12. Mayor Alemán reminded residents that staff and resources are available to assist unsheltered individuals. That can include connecting people with transportation to shelters, support agencies and helpful family members or friends. Your well-meaning cash and gifts of other resources may continue the cycle of homelessness and could even keep unsheltered individuals from getting the long-term assistance they need. Learn more about how you can volunteer, donate or give in the most meaningful way possible at www.cityofmesquite.com/Homeless.

CITIZENS FORUM

1. Ms. Texas 2025 Jaleesa Patterson thanked the City Councilmembers for their service to the community.
2. David Kirk, Sr., 3336 Silver Creek Drive, expressed concerns regarding drainage issues in front of his house.
3. Bruce Sales, 924 Windbell Circle, expressed concerns regarding competitive pay for the Mesquite Police Department.
4. Clint McNear, 1036 Lufkin Lane, Forney, expressed concerns regarding pay parity.

CONSENT AGENDA**Approval of the Consent Agenda**

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

- 4** Minutes of the regular City Council meeting held February 17, 2025.

Approved on the Consent Agenda.

- 5** An ordinance amending Chapter 20 (Boards, Commissions, and Committees), Article V (Advisory Boards, Commissions, and Committees) of the City Code by adding new Division 8 (Youth Advisory Board), thereby creating the Mesquite Youth Advisory Board, making certain other related additions or deletions, and authorizing transitional provisions for new board member terms.

Approved on the Consent Agenda.

Ordinance No. 5156, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE, CHAPTER 20 (BOARDS, COMMISSIONS, AND COMMITTEES); ARTICLE V (ADVISORY BOARDS, COMMISSIONS, AND COMMITTEES) BY ADDING NEW DIVISION 8 (YOUTH ADVISORY BOARD), THEREBY CREATING THE MESQUITE YOUTH ADVISORY BOARD; MAKING CERTAIN OTHER RELATED ADDITIONS OR DELETIONS; AND AUTHORIZING TRANSITIONAL PROVISIONS FOR NEW BOARD MEMBER TERMS; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5156 recorded in Ordinance Book No. 133.)

- 6** A resolution authorizing the City Manager to finalize and execute an Agreement with the State of Texas through the Texas Department of Transportation (TxDOT) for the furnishing of traffic signal equipment by a municipality at the intersections of U.S. Highway 80 and Galloway Avenue and Interstate Highway 635 at Gross Road and providing for a maximum reimbursement by the State to the City in the amount of \$92,740.00.

Approved on the Consent Agenda.

Resolution No. 08-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN AGREEMENT WITH THE STATE OF TEXAS THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE FURNISHING OF TRAFFIC SIGNAL EQUIPMENT BY A MUNICIPALITY AT THE INTERSECTION OF US 80 AND

GALLOWAY AND IH-635 AT GROSS ROAD, AND PROVIDING FOR A MAXIMUM REIMBURSEMENT BY THE STATE TO THE CITY FOR \$92,740.00. (Resolution No. 08-2025 recorded in Resolution Book No. 70.)

- 7 Bid No. 2025-013 - Retaining Wall Reconstruction on Bryan-Belt Line Road (intersecting at East Grubb Drive).
(Authorize the City Manager to finalize and execute a contract with low bidder Niyam, LLC dba Niyam Construction, in the amount of \$152,257.68.)

Approved on the Consent Agenda.

- 8 Bid No. 2025-025 - Annual Pavement Lifting Project.
(Authorize the City Manager to finalize and execute a contract with low bidder PJM Construction, LLC, dba FoamWorks, in the amount of \$472,500.00. The term of the contract is for a one-year period, with two additional one-year options. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of funds.)

Approved on the Consent Agenda.

- 9 Bid No. 2025-051 - Construction Management-at-Risk (CMaR) Services for the remodel of two former Dallas County facilities.
(Authorize the City Manager to finalize and execute a contract with Falkenberg Construction Company, Inc., in connection with the design (Phase I) of the remodel of two former Dallas County facilities in an amount not to exceed \$20,000.00.)

Approved on the Consent Agenda.

- 10 Bid No. 2025-079 - Parkwood Playground Replacement.
(Authorize the City Manager to finalize and execute a contract and any required documents with Child's Play, Inc., through BuyBoard Purchasing Cooperative Contract No. 679-22, in an amount not to exceed \$196,795.50.)

Approved on the Consent Agenda.

- 11 Authorize an expenditure in the amount of \$87,798.91 to the Mesquite Independent School District to acquire new studio production equipment for the operation of the City's Educational Access Channel in accordance with Ordinance No. 4132 (Interlocal Agreement/Operation of Educational Access Channel) and authorize the City Manager to execute payment upon receipt of an itemized invoice.

Approved on the Consent Agenda.

- 12 Authorize the Mayor to execute an Employment Agreement between the City of Mesquite, Texas, and City Manager Cliff Keheley

Approved on the Consent Agenda.

- 13 Authorize the Mayor to execute an Employment Agreement between the City of Mesquite, Texas, and City Attorney David Paschall.

Approved on the Consent Agenda.

END OF CONSENT AGENDA**PUBLIC HEARINGS****14**

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and Town East Mall, LLC, ("Developer") and granting to the Developer certain economic development incentives, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and administer the agreement on behalf of the City.

A public hearing was held to consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City and authorizing the City Manager to finalize, execute and administer a Chapter 380 Economic Development Performance Agreement with Town East Mall, LLC.

Kim Buttram, Director of Economic Development, stated that Town East Mall, LLC, an entity of Brookfield Properties which owns Town East Mall, proposes to enter into an agreement with the City of Mesquite to facilitate maintaining the Macy's department store in their current location and capacity as a big box anchor to the mall for a minimum of five-years, with up to ten-years incentives. Recent news reports the Macy's brand closing stores nationwide and in particular, closing five DFW area locations. The proposed agreement between the City of Mesquite and Town East Mall, LLC, would provide for a 50 percent (one-cent of local Sales and Use Tax revenue of the two-cent collection) rebate of the amount of Macy's annual taxable sales for up to 10-years payable to Brookfield (Town East Mall, LLC) and transferrable to Macy's.

Ms. Buttram stated that the proposed agreement requires that the Macy's store retain a merchandise mix and image comparable to the Macy's of other local DFW stores such as that of the Northpark Center store and maintain a minimum of \$15 million annual sales to qualify for the one cent Sales and Use Tax rebate. Additionally, Brookfield would conduct \$250,000.00 in repairs and maintenance 1) \$150,000.00 worth of landscaping, building, and lighting improvements and 2) entryway improvements up to but not to exceed \$100,000.00 to the Town East Mall site (sans the Elm Creek tract, site of the old Sears.) The City would participate in an additional \$150,000.00 worth of entryway improvements as needed. The total Sales and Use Tax incentive over 10-years would provide for a cap of \$2.5 million in rebates. If in any one year the sales fall below \$15 million, Macy's would not receive the annual rebate and be given one year to re-qualify achieving the minimum sales. The incentive grant would be paid annually, and only if the maintenance of the property is maintained to City standards along with the minimum sales requirement.

No one appeared regarding the proposed resolution.

Mr. Casper moved to approve Resolution No. 09-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE, AND ADMINISTER A CHAPTER 380 PERFORMANCE AGREEMENT ("AGREEMENT") FOR SUCH PURPOSES BY AND BETWEEN THE CITY OF MESQUITE ("CITY") AND TOWN EAST MALL, LLC ("DEVELOPER"), AND GRANTING TO THE DEVELOPER CERTAIN ECONOMIC DEVELOPMENT INCENTIVES; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT, AND ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Murden and approved unanimously. (Resolution No. 09-2025 recorded in Resolution Book No. 70.)

ADJOURNMENT

Ms. Rodriguez-Ross moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 7:43 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor