



City of Mesquite, Texas

Minutes - Final City Council

Monday, August 6, 2018

4:00 PM

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

Present: Mayor Stan Pickett and Councilmembers Dan Aleman, Tandy Boroughs, Robert Miklos, Jeff Casper, Bruce Archer and Greg Noschese, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 4:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding engineering evaluation of concrete surface reconstruction method.

 Following a presentation by staff on the outcomes of the engineering study, Council directed staff to continue residential street repairs with the Optimized Paving Reconstruction Process.

- 2 Receive briefing and provide direction regarding potential sale of City-owned property located at 3811 South Beltline Road and 4600 Faithon P. Lucas, Sr., Boulevard (formerly Mercury Road), discuss process for sale, timeline and applicable deadlines.

EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 5:12 P.M.

Mayor Pickett announced that the City Council would meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or value of real property (Discuss the valuation of City-owned property located at 3811 South Beltline Road and 4600 Faithon P. Lucas, Sr., Boulevard [formerly Mercury Road]); whereupon, the City Council proceeded to meet in the Executive Conference Room. After the closed meeting ended at 5:29 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 5:29 P.M.

Mayor Pickett 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 (Consider economic development incentives for a prospect seeking to locate within the Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas); whereupon, the City Council proceeded to meet in the Executive Conference Room. After the closed meeting ended at 6:30 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.**INVOCATION**

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

PLEDGE OF ALLEGIANCE

Members of the Stallions E Football and Drill Teams.

PRESENTATIONS

- 3** Presentation of a plaque to Wes McClure in recognition of his service as a member of the Board of Adjustment and Automated Traffic Signal Enforcement Advisory Committee.

Mayor Pickett presented a plaque to Wes McClure in recognition of his service as a member of the Board of Adjustment and Automated Traffic Signal Enforcement Advisory Committee from March 2016 to June 2018.

SPECIAL ANNOUNCEMENTS

- (1) Mr. Archer stated that he will be hosting "Meet Your Councilmember" on Friday, August 10, 2018, at 7:00 p.m., at Taco Bell, near Cartwright Road and Beltline Road, and invited citizens to attend.
- (2) Mr. Boroughs announced that the Mesquite Parks and Recreation Department will be hosting the 15th Annual Doggie Splash Day, on Saturday, August 11, 2018, from 9:00 a.m. to Noon at Vanston Pool, 2913 Oates Drive. Events will include a doggie swimsuit contest, pet/owner look-alike contest, doggie paddle race and best doggie dive. He invited residents to bring their dogs and enjoy this family-friendly event.
- (3) Mr. Aleman invited citizens to a Spanish-speaking Creek Crossing neighborhood meeting on Tuesday, August 14, 2018, at 7:00 p.m., at Landmark Family Fellowship, 2523 Clay-Mathis Road.

CONSENT AGENDA**Approval of the Consent Agenda**

Mr. Casper requested that Item No. 11 be removed from the Consent Agenda to be considered separately. Mr. Aleman moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Archer and approved unanimously.

- 4** Minutes of the regular City Council meeting held July 16, 2018.

Approved on the Consent Agenda.

- 5** A resolution endorsing and accepting the 2018-19 Comprehensive Safety Grant for the Selective Traffic Enforcement Program (the "STEP" Program); approving the contribution of City funds in the amount of \$12,827.61 and authorizing the City Manager to execute the necessary documents with the Texas Department of Transportation in connection with such grant and STEP

Program.

Approved on the Consent Agenda.

Resolution No. 43-2018, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ENDORSING AND ACCEPTING THE 2018-19 COMPREHENSIVE SAFETY GRANT FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (THE "STEP PROGRAM"); APPROVING THE CONTRIBUTION OF CITY FUNDS IN THE AMOUNT OF \$12,827.61 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH SUCH GRANT AND STEP PROGRAM. (Resolution No. 43-2018 recorded in Resolution Book No. 54.)

- 6** Bid No. 2018-056 - Annual Landscape Maintenance of the Municipal Center, City Hall, Mesquite Police Building, Mesquite Arts Center, Mesquite Employee Health Clinic and Willowbrook Parking Lot.
(Authorize the City Manager to finalize and execute a contract with SLM Landscaping and Maintenance in the amount of \$78,500.00.)

Approved on the Consent Agenda.

- 7** RFP No. 2018-084 - Dedicated Internet Access.
(Authorize the City Manager to finalize and execute a contract with Verizon Business for a three-year term, subject to annual appropriation of sufficient funds, totaling \$27,274.00 per year.)

Approved on the Consent Agenda.

- 8** Bid No. 2018-096 - Purchase of Enterprise Servers and Storage for Disaster Recovery Site.
(Staff recommends award to Dell, Inc., through Texas Department of Information Resources Contract No. DIR-TSO-3763, in the amount of \$108,472.44.)

Approved on the Consent Agenda.

- 9** Bid No. 2018-099 - Lease Agreement for Golf Carts and Golf Maintenance Equipment.
(Authorize the City Manager to finalize and execute a 48-month lease agreement with Mission Golf Cars, an authorized dealer for EZGO Corporation, through Buy Board Contract No. 529-17, sponsored by the Texas Association of School Boards, in the total lease agreement amount of \$310,347.84.)

Approved on the Consent Agenda.

- 10** Authorize the City Manager to finalize and execute a Communications System Agreement with the City of Fort Worth to allow access to Fort Worth's radio systems in connection with the provision of mutual aid assistance.

Approved on the Consent Agenda.

CONSENT AGENDA ITEM CONSIDERED SEPARATELY

- 11** A resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2018 (Heartland Town Center Public Improvement District Phase #1 Project) and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2018 (Heartland Town Center Public Improvement District Phase #2 Major Improvement Project), and resolving other matters incident and related thereto.

Mr. Miklos left the meeting.

Mr. Casper moved to postpone consideration of a resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2018 (Heartland Town Center Public Improvement District Phase #1 Project) and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2018 (Heartland Town Center Public Improvement District Phase #2 Major Improvement Project), and resolving other matters incident and related thereto to the August 20, 2018, City Council meeting. Motion was seconded by Mr. Boroughs. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Boroughs, Pickett, Archer, Aleman, Noschese

Nays: None

Abstentions: Miklos

Motion carried.

END OF CONSENT AGENDA**PUBLIC HEARINGS**

- 12** Conduct a public hearing to receive citizen input on the proposed 2018-19 budget.

Mr. Miklos entered the meeting.

A public hearing was held to receive citizen input on the proposed 2018-19 budget.

Debbie Mol, Director of Finance, stated that this is the first of three public hearings to allow citizen input regarding the proposed 2018-19 budget, which is located on the City's website. Additional public hearings will be held at the August 20, 2018, and September 4, 2018, City Council meetings.

No one appeared regarding the proposed 2018-29 budget.

- 13** A. Conduct a public hearing to receive input from citizens regarding the proposed 2018-19 Community Development Block Grant Program (CDBG) budget and adopt the Annual Action Plan.

B. Consider a resolution authorizing the filing of an application for an amount not to exceed \$1,099,865.00 for federal funds under the Housing and Community Development Act, approving and adopting the Program Year 2018-19 Community Development Block Grant Annual Action Plan and designating the City Manager as Chief Executive Officer and authorized representative for the purpose of giving required assurances and acting in connection with said application.

A public hearing was held to receive citizen input regarding the proposed 2018-19 Community Development Block Grant (CDBG) budget and Annual Action Plan.

Raymond Rivas, Director of Housing & Community Services, stated this is the second of two required public hearings to receive citizen input. The proposed CDBG budget is posted on the City's website and available for viewing at the Community Services office. The CDBG budget provides funds for services such as emergency home repairs, housing rehabilitation and partnerships with Sharing Life Community Outreach, Mission East Dallas, Senior Source, Visiting Nurse Association (Meals on Wheels), Mesquite Social Services and Hope's Door (formerly New Beginning Center). Mr. Rivas stated that the summer youth internship program recently concluded with 13 students participating with positive results.

No one appeared regarding the proposed 2018-19 CDBG budget and Annual Action Plan.

Mr. Archer moved to approve Resolution No. 44-2018, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE FILING OF AN APPLICATION FOR AN AMOUNT NOT TO EXCEED \$1,099,865.00 FOR FEDERAL FUNDS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT; APPROVING AND ADOPTING THE PROGRAM YEAR 2018-19 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN, INCLUDING THE PROGRAM ALLOCATION; AND DESIGNATING THE CITY MANAGER AS CHIEF EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR THE PURPOSE OF GIVING REQUIRED ASSURANCES AND ACTING IN CONNECTION WITH SAID APPLICATION. Motion was seconded by Mr. Aleman and approved unanimously.

14

Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2018-05 amending Section 3-200, Use Regulations; Section 3-300, Development Standards; Section 3-400, Parking and Loading; Section 3-500, Supplementary Use Regulations; and Section 6-102, Definitions; all pertaining to new and revised regulations for Indoor Recreation uses.

(The Planning and Zoning Commission recommends approval of the zoning text amendment.)

A public hearing was held for Zoning Text Amendment No. 2018-05.

Jeff Armstrong, Director of Planning and Development Services, stated that the proposed amendment was drafted due to Council approving several conditional use permits for indoor recreation uses in recent months. Indoor recreation uses have become more prevalent in vacated retail spaces and as a result, staff has proposed amendments related to indoor recreation which would allow a new classification of uses to be permitted by right. The new use, Recreational and Entertainment Facilities, would allow indoor nonprofessional, physical activities

such as bounce houses and trampoline parks.

Mr. Miklos moved to approve Zoning Text Amendment No. 2018-05, as recommended by the Planning and Zoning Commission and to approve Ordinance No. 4585, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY MAKING CERTAIN DELETIONS AND ADDITIONS IN SECTIONS FOUND UNDER CHAPTERS 3-200 AND 6-100 THEREBY PROVIDING NEW AND REVISED REGULATIONS FOR AMUSEMENT AND RECREATION SERVICES; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF. Motion was seconded by Mr. Boroughs and approved unanimously. (Ordinance No. 4585 recorded in Ordinance Book No. 112.)

- 15 Conduct a public hearing and consider an ordinance for Application No. Z0518-0039, submitted by Veronica Bacerra of Kids Empire Dallas Mesquite, LLC, for a change of zoning from General Retail to Planned Development-General Retail with a Conditional Use Permit to allow an indoor recreation use, located at 3600 Gus Thomasson Road, Suite 125.
(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 a certain stipulation.)

Mayor Pickett stated that with the approval of Zoning Text Amendment No. 2018-05, Agenda Item No. 14, it is not necessary to consider this item.

- 16 Consider and act on a proposed ad valorem tax rate for Fiscal Year 2018-2019 and call public hearings for August 20, 2018, and September 4, 2018, on the proposed Fiscal Year 2018-19 ad valorem tax rate.

Mr. Noschese made the following motion, "I, Greg Noschese, move that upon proper notice and final adoption after all public hearings are held, property taxes be increased by the adoption of a tax rate for Fiscal Year 2018-2019 of \$0.734 cents per \$100 valuation. The public hearings to consider this rate will be held on August 20, 2018, at 7:00 p.m. and September 4, 2018, at 7:00 p.m. Both public hearings will be held in the City Council Chamber at Mesquite City Hall, 757 North Galloway, Mesquite, Texas." Motion was seconded by Mr. Archer and approved unanimously.

RECEIPT OF RESIGNATION

- 17 Receive resignation from Holly Rodriguez as a member of the Animal Services Advisory Board.

Mr. Casper moved to accept the resignation of Holly Rodriguez as a member of the Animal Services Advisory Board. Motion was seconded by Mr. Archer and approved unanimously.

EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 7:53 P.M.

Mayor Pickett 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 (Conduct City Attorney candidate interview with Christopher Bowers and discuss and deliberate the evaluation of candidates and the appointment, employment and duties of the City Attorney.); whereupon, the City Council proceeded to meet in the Executive Conference Room. After the closed meeting ended at 9:54 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Archer moved to adjourn the meeting. Motion was seconded by Mr. Noschese and approved unanimously. The meeting adjourned at 9:54 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Stan Pickett, Mayor