



City of Mesquite, Texas

Minutes - Final City Council

Tuesday, January 19, 2021

5:30 PM

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

Present: Mayor Bruce Archer and Councilmembers Robert Miklos, Dan Aleman, Tandy Boroughs, Kenny Green, B. W. Smith and Sherry Wisdom

PRE-MEETING - TRAINING ROOMS A&B - 5:30 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding the annual Texas Department of Transportation ethics requirements.
 - 2 Receive briefing regarding the Mesquite Metro Airport's strategic plan.
 - 3 Briefing regarding park improvements.
- It was Council consensus to move forward with the park improvements, as presented.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:25 P.M.

INVOCATION

Beto Meza, Pastor, New Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City of Mesquite Staff.

SPECIAL ANNOUNCEMENTS

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Aleman requested that Item Nos. 5 - 7 be removed from the Consent Agenda to be considered separately. Mr. Green moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Ms. Wisdom and approved unanimously.

- 4 Minutes of the special City Council meeting held December 14, 2020, and the regular City Council meeting held January 4, 2021.
- Approved on the Consent Agenda.**
- 8 Bid No. 2021-044 - Public Safety Vehicle Equipment Installation Services.
(Authorize the City Manager to finalize and execute a contract with GTS Technology Solutions, Inc., through the Texas Department of Information Resources Contract No. DIR-TSO-3655 in the amount of \$80,445.67.)
- Approved on the Consent Agenda.**
- 9 Bid No. 2021-049 - Purchase of One 1500 GPM Pumper Truck.
(Staff recommends award to Spartan ERV, represented by Metro Fire Apparatus Specialists, Inc., through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program Contract No. FS12-19, in the amount of \$639,380.00.)
- Approved on the Consent Agenda.**
- 10 Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2020-088, Lake Park Addition Sanitary Sewer Replacement Project, with ANA Site Construction, LLC, for additional services in the amount of \$171,584.20.
- Approved on the Consent Agenda.**

CONSENT AGENDA ITEMS CONSIDERED SEPARATELY

- 5 A resolution authorizing the City Manager to finalize, execute and administer an agreement between the City of Mesquite, Texas, and Kaufman County Municipal Utility District No. 12 for the provision of wastewater service to the WJ Trinity Pointe, LP 283.647 acres development located on the west corner of FM 2932 and Griffin Lane.
- Mr. Aleman stated that progress is continuing in Kaufman County with the development of an industrial park located on the west corner of FM 2932 and Griffin Lane. This agreement will provide retail wastewater service to the development.**
- Mr. Aleman moved to approve Resolution No. 01-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE AND ADMINISTER AN AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, AND KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 FOR THE PROVISION OF WASTEWATER SERVICE TO THE WJ TRINITY POINTE, LP 283.647 ACRES DEVELOPMENT LOCATED ON THE WEST CORNER OF FM 2932 AND GRIFFIN LANE. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 01-2021 recorded in Resolution Book No. 61.)**
- 6 A resolution authorizing the City Manager to finalize, execute and administer an agreement regarding the provision of wastewater service between the City of Mesquite, Texas, and WJ Trinity Pointe, LP, for the provision of wastewater services to the WJ Trinity Pointe, LP 283.647 acres development located on the

west corner of FM 2932 and Griffin Lane.

Mr. Aleman stated that when he first ran for City Council, he was focused on bringing new development to the I-20 corridor, which this industrial park will do.

Mr. Aleman moved to approve Resolution No. 02-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE AND ADMINISTER AN AGREEMENT REGARDING THE PROVISION OF WASTEWATER SERVICE BETWEEN THE CITY OF MESQUITE, TEXAS, AND WJ TRINITY POINTE, LP, FOR THE PROVISION OF WASTEWATER SERVICES TO THE WJ TRINITY POINTE, LP 283.647 ACRES DEVELOPMENT LOCATED ON THE WEST CORNER OF FM 2932 AND GRIFFIN LANE. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 02-2021 recorded in Resolution Book No. 61.)

7

Bid No. 2020-011 - Matthew Holzapfel Pump Station Project.

(Authorize the City Manager to finalize and execute a contract with low bidder Gracon Construction, Inc., in the amount of \$13,163,725.00.)

Mr. Aleman stated that this pump station will be named after former Director of Public Works Matthew Holzapfel and will be located in Kaufman County.

Mr. Aleman moved to award Bid No. 2020-011, Matthew Holzapfel Pump Station Project, to low bidder Gracon Construction, Inc., and authorize the City Manager to execute a contract in the amount of \$13,163,725.00. Motion was seconded by Mr. Smith and approved unanimously.

END OF CONSENT AGENDA

RECEIPT OF RESIGNATION

11

Receive resignation from Yolanda Shepard as a regular member of the Planning and Zoning Commission and Capital Improvements Advisory Committee.

Mr. Miklos moved to accept the resignation of Yolanda Shepard as a regular member of the Planning and Zoning Commission and Capital Improvements Advisory Committee. Motion was seconded by Mr. Aleman and approved unanimously.

APPOINTMENTS TO BOARDS AND COMMISSIONS

12

Consider appointment of Yolanda Shepard to the Personnel/Trial Board for a term to expire November 7, 2023, and confirmation of appointment by the City Manager of Yolanda Shepard to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission for a term to expire November 7, 2023.

Ukiah Swain, 2608 Wood Creek, expressed concerns regarding the proposed appointment of Yolanda Shepard to this board.

Mr. Miklos moved to appoint Yolanda Shepard as a member of the Personnel/Trial Board for a term to expire November 7, 2023, who will also serve on the Civil Service Commission. Motion was seconded by Ms. Wisdom.

- 13 Consider appointment of two alternate members to the Municipal Library Advisory Board for terms to expire December 4, 2022.
- Ms. Wisdom moved to appoint June Chambers as an alternate member to the Municipal Library Advisory Board for a term to expire December 4, 2022. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 14 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0920-0153, submitted by Brian Bridgewater of Wintergreen HS Partners Ltd., for a Comprehensive Plan amendment from Commercial to Light Industrial and a change of zoning from Traditional Neighborhood Mixed Residential and Commercial within the Skyline Logistics Hub Overlay to Planned Development - Industrial within the Skyline Logistics Hub Overlay to allow an urban industrial park, located generally northwest of East Meadows Boulevard and U.S. Highway 80.
- (No responses in favor and three in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was continued from the January 4, 2021, City Council meeting.)

A public hearing was held for Zoning Application No. Z0920-0153.

Jeff Armstrong, Director of Planning and Development Services, stated that this public hearing was held open from the January 4, 2021, City Council meeting. He stated that the applicant is requesting the rezoning to construct a light industrial development consisting of two buildings containing a total of 362,000 square feet.

Mr. Armstrong stated that the applicant met with City staff and held a virtual neighborhood meeting with residents. He reviewed the changes made since the January 4, 2021, City Council meeting. He stated that the development will include an enhanced landscape buffer with medium shrubs along East Meadows Boulevard. Also, one masonry screening wall was removed on the north end of Building 2 that is currently screened by a natural area and creek bed and another masonry screening wall, in the center of the project, will be replaced by a landscape buffer.

Trey Jacobson, representing the applicant, stated that the enhanced landscape buffer along East Meadows Boulevard was a result of the neighborhood meeting.

No one appeared regarding the proposed amendment.

Mr. Green moved to approve Zoning Application No. Z090-0153, as recommend by the Planning and Zoning Commission and to approve Ordinance 4840, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY PROVIDING A COMPREHENSIVE PLAN AMENDMENT FROM COMMERCIAL TO LIGHT INDUSTRIAL AND BY AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL AND COMMERCIAL WITHIN THE SKYLINE LOGISTICS HUB OVERLAY TO PLANNED DEVELOPMENT – INDUSTRIAL WITHIN THE SKYLINE LOGISTICS HUB OVERLAY TO ALLOW AN URBAN INDUSTRIAL

PARK ON PROPERTY LOCATED GENERALLY NORTHWEST OF EAST MEADOWS BOULEVARD AND U.S. HIGHWAY 80 SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Smith and approved unanimously. (Ordinance No. 4840 recorded in Ordinance Book No. 122.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:25 P.M.

Mayor Archer 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 (Annual review of the City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:37 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Aleman and approved unanimously. The meeting adjourned at 9:37 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Bruce Archer, Mayor