



City of Mesquite, Texas

Minutes - Final City Council

Monday, January 6, 2025

5:30 PM

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

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

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive annual ethics training.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:10 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 (Annual review of Municipal Court Judge); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:55 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

Jeff Pereira, Pastor, True Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Citizens Police Academy Alumni Association (MCPAAA) in honor of National Police Appreciation Week.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that the City is hosting the next Teen Turnout event on Saturday, January 11, 2025, at 6:00 p.m., at Dunford Recreation Center, 1015 Green Canyon Drive. Teen Turnout is a series of events designed for youth ages 12 to 17. Teens can enjoy music, games, open gym, video games, food, crafts and more with their friends, all for free. Registration is on-site. Also, the Parks and Recreation Department is now offering a Teen Membership for youth to relax and unwind at Dunford after a long school day. The cost is \$20.00 for residents and \$30.00 for non-residents per year, young people have access to the gym, weight room and a special teen activity room on weekdays until 9:00 p.m.
2. Mr. Green invited residents to attend a Town Hall meeting on Tuesday, January 14, 2025, from 6:30 p.m. to 7:30 p.m., at City Hall, in Training Rooms A and B, 757 North Galloway Avenue. City staff will provide an update on Mesquite's streets, including progress reports on Lawson Road, LaPrada Drive, Wilkinson Drive and more.
3. Mr. Green stated that winter weather can be very dangerous and 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, but more financial donations are needed. Visit sharing.life/WARM to donate and learn more.
4. Ms. Rodriguez-Ross invited citizens to enjoy a delicious meal and help Keep Mesquite Beautiful, Inc. (KMB), raise funds with a special event at On the Border, 1414 Gross Road, on Thursday, January 16, 2025, from 11:00 a.m. to 9:00 p.m. KMB will receive 20 percent of sales for dine-in, pick up and online orders or catering when you mention the organization name at check out or use a special code when ordering online. KMB will also be hosting a membership drive at the restaurant that day from 7:00 p.m. to 9:00 p.m. For more information or to order ahead, visit www.KeepMesquiteBeautiful.org and click on Membership.
5. Mr. Boroughs thanked the Police and Fire Departments for helping residents safely celebrate the New Year. Both departments conducted specialized patrols to monitor illegal fireworks usage and DWI concerns. Mesquite Police Officers confiscated more than 58 pounds of fireworks, seized three firearms and made one arrest for discharge of a firearm. Officers made 11 DWI arrests, including an arrest for intoxication manslaughter for an accident that took the lives of four individuals on Interstate 20 in the early hours of New Year's Day. The Mesquite Fire Department provided assistance to two minor fires reported at structures related to fireworks. No injuries were reported because of fireworks or gunfire. He thanked all of the officers, firefighters, dispatch personnel and call center volunteers for their dedication and service to the community.
6. Mr. Smith reminded residents that they can recycle their real Christmas trees. Fir trees are biodegradable, which means they can be reused or recycled for mulch and other purposes. Either place your tree out for collection starting Wednesday, January 8, 2025, where you normally put your trash for collection or drop it off at the Compost Facility and Convenience Center, 3550 Lawson Road.
7. Mr. Smith invited residents to attend a District 5 Neighborhood Meeting on Saturday, January 25, 2025, at 10:00 a.m., in the Cliff Keheley Community Room at the new Dallas County Mesquite Government Center, 500 South Galloway Avenue.
8. Mr. Murden stated that the City of Mesquite will honor the life and message of Dr. Martin Luther King, Jr., on Saturday, January 18, 2025. The festivities begin at 10:00 a.m. with a parade through Downtown Mesquite. The celebration continues at 1:00 p.m. with a community gathering co-hosted by the Mesquite Independent School District, City of Mesquite and the Mesquite NAACP at the Mesquite Arts Center, 1527 North Galloway Avenue. For more details or to submit parade entry forms and view the parade route, visit www.cityofmesquite.com/MLK.

9. Mayor Alemán wished everyone a very Happy New Year. Also, he stated that the City will be continuing the Get Fit Mesquite program that was launched last year. This program is intended to help residents stay in shape physically, mentally and financially. Find out more about events and opportunities at www.cityofmesquite.com/GetFitMesquite.

10. Mayor Alemán stated that the State of the Community event will be held on Thursday, February 6, 2025, at the Mesquite Arts Center, 1527 North Galloway Avenue. Doors open at 5:30 p.m. and the event begins at 6:00 p.m. with a panel discussion that he will be a part of along with Mesquite Independent School Superintendent Dr. Ángel Rivera, Dallas College – Eastfield President Dr. Eddie Tealer, and Mesquite Chamber of Commerce President Alexander Helgar. The evening will end with a short reception. He encouraged everyone to attend this event to celebrate the accomplishments of the past year as well as to hear more about where the City is heading in 2025.

11. Mayor Alemán recognized the latest group of participants to finish the Project LEAD program. Nineteen people completed the program in December 2024. This program is co-sponsored by the City of Mesquite and Mesquite Independent School District (MISD) and is designed for residents interested in learning about leadership. One of Project LEAD's goals is to equip participants to serve on boards, commissions, and organizations within the City and MISD as well as to develop future elected officials. He recognized some of the graduates who were in attendance at tonight's meeting – Billy Thompson, Samantha Dunston, Laura Johnson, Tajudeen Annafi, Tkayla Cherney, Kimley Hathaway and Toby Onifade.

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.

- 2** Minutes of the regular City Council meeting held December 16, 2024.

Approved on the Consent Agenda.

- 3** A resolution authorizing the City Manager to finalize and execute the First Amendment to the Project Specific Agreement (PSA) amending the Master Agreement Governing Major Capital Transportation Improvement Projects with Dallas County for the Military Parkway Trail connecting the Downtown Mesquite area to the Mesquite Championship Rodeo, Major Capital Improvement Program (MCIP) Project 11902 within the City of Mesquite.

Approved on the Consent Agenda.

Resolution No. 01-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE FIRST AMENDMENT TO THE PROJECT SPECIFIC AGREEMENT AMENDING THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROJECTS FOR THE MILITARY PARKWAY TRAIL CONNECTING THE DOWNTOWN MESQUITE AREA TO THE MESQUITE CHAMPIONSHIP RODEO, MAJOR CAPITAL IMPROVEMENT PROGRAM (MCIP) PROJECT 11902 WITHIN THE CITY OF MESQUITE. (Resolution No. 01-2025 recorded in Resolution Book No. 69.)

- 4** Bid No. 2025-003 - Annual Landscaping and Mowing for Environmental Code.
(Authorize the City Manager to finalize and execute a contract with Black

Enigma, LLC, in the amount of \$148,550.00. 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. 2025-037 - Purchase of Body-Worn Cameras, In-Car Cameras, and Related Software for Marshals.
(Authorize the City Manager to approve initial and annual payments to Motorola Solutions, Inc., and execute any required documents with Motorola Solutions, Inc., through Department of Information Resources Contract No. DIR-TSO-4101, for the purchase of body-worn cameras, in-car cameras, and software in an amount not to exceed \$119,074.40.)

Approved on the Consent Agenda.

- 6 Bid No. 2025-039 - Purchase of Five Ford F150 Pickups.
(Staff recommends award to Sam Pack's Five Star Ford, Ltd., through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC) Contract No. VE05-24, in an amount not to exceed \$226,375.25.)

Approved on the Consent Agenda.

- 7 Bid No. 2025-041 - Purchase of Two Ford F250 Pickups.
(Staff recommends award to Sam Pack's Five Star Ford, Ltd., through BuyBoard Contract No. 724-23, in an amount not to exceed \$122,662.30.)

Approved on the Consent Agenda.

- 8 Bid No. 2025-045 - Purchase of 2025 Chevrolet Tahoe for Police Department.
(Staff recommends award to Caldwell Country Chevrolet, through BuyBoard Contract No. 724-23, in an amount not to exceed \$54,750.00.)

Approved on the Consent Agenda.

- 9 Bid No. 2025-047 - Purchase of Three Ford Ranger Trucks.
(Staff recommends award to Rockdale Country Ford, through BuyBoard Contract No. 724-23, in an amount not to exceed \$109,672.77.)

Approved on the Consent Agenda.

- 10 Bid No. 2025-056 - Annual Supply of 48-Gallon Toter Trash Carts.
(Staff recommends award to WasteQuip, LLC, through Omnia Partners Contract No. 226024-02, in an amount not to exceed \$423,089.00.)

Approved on the Consent Agenda.

- 11 Bid No. 2024-064 - Annual Supply of Police Department Uniforms and Clothing.
(Staff recommends award to GT Distributors, Inc., in Austin, Texas, in an amount not to exceed \$90,000.00, and award to Galls, LLC, in Lexington, Kentucky, in an amount not to exceed \$60,000.00, through an Interlocal

Cooperative Purchasing Agreement with the North Central Texas Council of Governments (NCTCOG), through Contract No. 2021-073, for a total amount not to exceed \$150,000.00. 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 the annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS

12

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1124-0376 submitted by Vachele Franklin, representing Frog Academy, for a change of zoning to amend Planned Development - Office Ordinance No. 3961 to allow child day care services in addition to other uses permitted in the Office Zoning District at 2850 East Glen Boulevard.

(One response in favor and no responses 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.)

A public hearing was held for Zoning Application No. Z1124-0376.

Garrett Langford, Manager of Planning and Zoning, stated that the applicant requests a Planned Development (PD) amendment to allow Frog Academy, a child daycare center, to relocate from 2600 East Glen Boulevard to 2850 East Glen Boulevard. The Frog Academy has operated out of 2600 East Glen Boulevard within the New Community Church since 2021. However, New Community Church will sell its property soon, prompting the applicant to look for another location. The applicant reached an agreement with the adjacent Calvary First Baptist Church at 2850 East Glen Boulevard to use their facility, allowing Frog Academy to continue serving the surrounding area without interruption. The PD at 2850 East Glen Boulevard utilizes the Office Zoning District, one of the more restrictive zoning districts within the City, to establish the allowable uses on the subject property. The Mesquite Zoning Ordinance requires child daycare centers to obtain a Conditional Use Permit (CUP) in the Office Zoning District. The current PD stipulates that the property can only be developed for uses permitted by right in the Office zoning district. As a result, a CUP is not an option and, therefore, necessitated the applicant's request for a PD amendment. The proposed PD amendment will allow child daycare services to be permitted by right without a CUP.

Applicant Vachele Franklin, Executive Director of Frog Academy, stated that Frog Academy has two locations. The Garland location has been operating for five years and the Mesquite location has been operating for three years. Frog Academy provides childcare services for children from birth to 12 years of age and offers the PK3 program in partnership with Mesquite Independent School District. The hours of operation are Monday through Friday from 6:15 a.m. to 6:15 p.m.

Co-Pastor Danny Sadler, representing Calvary First Baptist Church, expressed support for the application.

No one appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. Z1124-0376, as recommended by the Planning and Zoning Commission with certain stipulations, and to approve Ordinance No. 5150, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – OFFICE ORDINANCE NO. 3961 TO ALLOW A CHILD DAY CARE CENTER AS A PERMITTED USE FOR THE PROPERTY LOCATED AT 2850 EAST GLEN BOULEVARD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5150 recorded in Ordinance Book No. 133.)

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 7:26 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor