



City of Mesquite, Texas

Minutes - Final City Council

Monday, September 16, 2024

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 and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmember B.W. Smith.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Discuss Capital Investment Program for FY2025.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:30 P.M.

- 2 Receive Economic Development Department Council Update.

Beverly Abell, Downtown Development Manager, introduced Lisa Haar, Chair of the Downtown Development Advisory Board; Mark Stoddard, Design Committee Chair; James Johnson, Downtown Development Coordinator; and Carlos Devora, Heritage Plaza Specialist; who were in attendance at tonight's meeting.

Ms. Abell presented an overview of the Downtown Mesquite Vision and Mission Statement. Downtown Mesquite has earned the distinction of being a Nationally Accredited Main Street Program for the fifth year in a row. She was recently informed that Mesquite has earned a Silver Award from the American Planning Association (APA) for the Downtown Infrastructure Plan and Front Street Station. To put into prospective the trajectory of downtown revitalization, Mesquite has been working to revitalize the downtown area for five years. Rockwall has 16 years of revitalization, McKinney has 21 years, Garland has 22 years and Denton has 34 years. The revitalization process takes many years and significant funding.

Ms. Abell introduced Javan Gonzalez, Visit Mesquite Manager, who reviewed the Convention and Visitor's Bureau (CVB) accomplishments during the last quarter. Visitor numbers continue to increase and from April to June 2024, Mesquite has had approximately 121,600 visitors. The Mesquite Convention Center and Exhibit Hall hosted several events including the Texas Book Company, West Coast Dance Explosion, XCO Latin Workout and has entered into a five-year contract with Fandom Events for two Anime conventions/events per year. The Mesquite Convention Center is recently under new management and are working closely with CVB to attract and keep events in Mesquite. The Mesquite Arena hosted

several large events including Tejano Fest and the 1st Annual Comedy Fest and will continue to host concerts and Texas Outlaws Pro Arena Soccer Team games.

Mr. Gonzales introduced Rachel Flores, Manager of Economic Development, who presented an Economic Development Department overview. The Economic Development Department is divided into five primary focus areas: Business Attraction and Redevelopment - lead by Kim Buttram, Director of Economic Development, and Business Retention and Expansion (BRE), Workforce and Small Business - lead by Rachel Flores. Secondary focus areas include Research and Data; Policy and Advocacy; Transportation; and Housing. Mesquite was a sponsor for the DFW and North Texas Retail and Industrial Conference on August 27, 2024, where Kim Buttram, Director of Economic Development, served on the panel for both the morning and afternoon sessions. Staff also attended Retail Live! South Central 2024 on August 29, 2024, to connect with potential retailers. A new advertisement, focused on available retail opportunities in Mesquite, was published through Bisnow, a digital retail platform.

Ms. Flores presented Economic Development highlights that include the announcement of Hithium Tech USA coming to Mesquite and creating 141 jobs; the groundbreaking ceremony for Shadow Creek Crossing on July 8, 2024; and upcoming events such as Texas Career Day, Mesquite Manufacturing Day and Read Play Talk Festival.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:13 P.M.

INVOCATION

Saji Daniel, Pastor, Agape Church, Mesquite, Texas.

Mayor Alemán presented Pastor Daniel with a Certificate of Achievement for Agape Home Health and Hospice in recognition of celebrating 30 years of serving the Mesquite area and surrounding communities.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution, Richard Bard Chapter.

Mayor Alemán stated that prior to the City Council meeting, a proclamation was presented to the Daughters of the American Revolution, Richard Bard Chapter, in observance of Constitution Week.

SPECIAL ANNOUNCEMENTS

1. Mr. Murden encouraged residents to attend a Town Hall Tuesday Meeting on September 24, 2024, at 6:30 p.m., at City Hall, Training Rooms A & B, 757 North Galloway Avenue. Representatives from the Dallas County Tax Office and Dallas Central Appraisal District will be presenting "Property Tax 101." They will explain the property tax system, how property tax values are assessed, the steps involved in the appraisal appeal process and key property tax deadlines.
2. Mr. Murden invited citizens to attend a District 6 Neighborhood Meeting on Wednesday, September 18, 2024, at 7:00 p.m., at Horn High School, 3300 Cartwright Road.

3. Mr. Boroughs stated that September 30 – October 7, 2024, is Public Safety Appreciation Week. The kickoff event will be a football game honoring our first responders. The Real. Texas. Heroes. football game will be held on Friday, September 20, 2024, at 7:00 p.m., at Mesquite Memorial Stadium, 2500 Memorial Boulevard. Before kickoff, officials will recognize and thank Police, Fire, 911 Dispatch and EMT's for their service to the community. Come celebrate our first responders and then stay to watch the North Mesquite High School and West Mesquite High School football game. More events are being planned for Public Safety Appreciation Week, so check the City's social media platforms for more information.
4. Mr. Boroughs stated that residents are encouraged to attend their neighborhood's National Night Out events on Tuesday, October 1, 2024. Visit www.cityofmesquite.com/NationalNightOut to see which neighborhood groups are hosting events.
5. Mr. Boroughs stated that Councilmember Smith requested that an announcement be made regarding an upcoming District 5 Crime Watch Meeting, at 7:00 p.m., at Rutherford Recreation Center, 900 Rutherford Drive. Light snacks will be provided.
6. Ms. Rodriguez-Ross invited citizens to the Vida Sana: Hispanic Heritage Health Fair, from 10:00 a.m. to 2:00 p.m., on Saturday, September 21, 2024, at Florence Recreation Center, 2501 Whitson Way. Vida Sana is part of the City's Get Fit Mesquite campaign. This free, family-friendly event will feature fitness classes, mental health resources, health vendors and more including fun activities for kids. In fact, childcare will be available during the event so adults can participate in classes. Arrive early to receive a free t-shirt and agua fresca provided by Mango-liciousss.
7. Ms. Rodriguez-Ross encouraged citizens to participate in Trash Bash, hosted by Keep Mesquite Beautiful, Inc., on Saturday, September 28, 2024, from 8:00 a.m. to 1:00 p.m. This twice annual community clean-up day is an opportunity for families, neighbors and groups to help beautify the community. Volunteers are requested to pre-register to help event organizers coordinate supplies and cleanup locations. Learn more and register at www.cityofmesquite.com/TrashBash to participate.
8. Mr. Green encouraged adventure-seekers to take part in the Guts and Gory Zombie Experience on Saturday, September 28, 2024, from 9:00 a.m. to Noon, at Rorie-Galloway Day Camp, 3100 Lawson Road. At this unique event, participants will run through the woods, compete in team building challenges and try to survive the zombie horde. You can participate as a racer for an entry fee or as a zombie for free. Event organizers want to make sure everyone knows that the event features a form of live entertainment that simulates escaping from zombies that may include mild images of gore. There is a section of the race route in which powdered pigment will be thrown on runners. All participants must be 12 years old or older and parents are encouraged to use discretion when registering their children. Registration minimum goals for this event must be met by Sunday, September 22, 2024. See details and register at www.cityofmesquite.com/GutsAndGory.
9. Mr. Casper invited citizens to attend a District 1 Neighborhood Meeting on Thursday, October 7, 2024, at 7:00 p.m., at Dunford Recreation Center, 1015 Green Canyon Drive.
10. Mr. Casper announced that during the national Clear the Shelters month, the Mesquite Animal Shelter and Adoption Center placed 171 pets in new homes, which is a 60 percent increase over last year. More than 40 of those pets found new families at the Shelter's special one-day adoption event on Saturday, September 7, 2024. To put the number in perspective, usually the Shelter has 3 or 4 adoptions on a typical Saturday. If you already have a pet or you were not able to adopt, the deadline to make financial donations to Clear the Shelters is Monday, September 30, 2024. Visit www.cityofmesquite.com/AnimalServices to find out how to donate and to see available pets in the shelter.
11. Mayor Alemán stated that the City of Mesquite is celebrating Hispanic Heritage Month with several special events and recognitions planned. As Ms. Rodriguez-Ross mentioned, the Vida Sana Health Fair will be held on Saturday, September 21, 2024. On Saturday, September 28, 2024, Hispanic vendors and products will be spotlighted at the Downtown Farmers Market along with a special performance. The Farmers Market is held, from 9:00 a.m. to 1:00 p.m., at Front Street Station in Downtown Mesquite and features a wide variety of items including locally grown produce, baked good,

food vendors and more. You can see all events planned for Hispanic Heritage Month at www.cityofmesquite.com/HHM and on the City's social media platforms.

12. Mayor Alemán announced that the 20th Anniversary of Addressing Mesquite Day (AMD) will be held on Saturday, October 5, 2024. AMD is a blessing to the recipients, a blessing to the volunteers and a blessing to our community. A short video was played.

CITIZENS FORUM

Alex Doubet, 5226 Morningside Avenue, Dallas, expressed concerns regarding the environmental code process for single-family rentals.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Murden requested that Item No. 9 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 Mr. Boroughs and approved unanimously.

- 3 Minutes of the regular City Council meeting held September 3, 2024.

Approved on the Consent Agenda.

- 4 A resolution adopting the 2024 Mesquite Public Library System Strategic Plan.

Approved on the Consent Agenda.

Resolution No. 39-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE 2024 MESQUITE PUBLIC LIBRARY SYSTEM STRATEGIC PLAN. (Resolution No. 39-2024 recorded in Resolution Book No. 69.)

- 5 A resolution authorizing the Mayor to finalize and execute all documents necessary to designate the positions of Director of Finance, Senior Finance System Analyst, Manager of Budget and Treasury, Assistant City Manager and Budget Analyst to act as the City of Mesquite's authorized representatives for Texas Local Government Investment Pool ("TexPool/TexPool Prime").

Approved on the Consent Agenda.

Resolution No. 40-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE ALL DOCUMENTS NECESSARY TO DESIGNATE THE POSITIONS OF DIRECTOR OF FINANCE, SENIOR FINANCE SYSTEM ANALYST, MANAGER OF BUDGET AND TREASURY, ASSISTANT CITY MANAGER, AND BUDGET ANALYST TO ACT AS THE CITY OF MESQUITE'S AUTHORIZED REPRESENTATIVES FOR TEXAS LOCAL GOVERNMENT INVESTMENT POOL ("TEXPOOL/TEXPOOL PRIME"). (Resolution No. 40-2024 recorded in Resolution Book No. 69.)

- 6 A resolution adopting an Investment Policy and declaring that the City Council completed its review of the investment policies and investment strategies.

Approved on the Consent Agenda.

Resolution No. 41-2024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING AN INVESTMENT POLICY; DECLARING THAT THE CITY COUNCIL COMPLETED ITS REVIEW OF THE INVESTMENT POLICIES AND INVESTMENT STRATEGIES; AND DECLARING AN EFFECTIVE DATE THEREOF. (Resolution No. 41-2024 recorded in Resolution Book No. 69.)

- 7** Bid No. 2024-170 - Purchase of Three (3) All Electric Chevrolet Blazers.
(Staff recommends award to Lake Country Chevrolet, through the The Interlocal Purchasing System (TIPS) Contract No. 210907, in an amount not to exceed \$158,116.50.)

Approved on the Consent Agenda.

- 8** Authorize the City Manager to finalize and execute a Fiscal Year (FY) 2025 Agreement Amendment and Extension of the FY2024 Agreement with the Dallas Area Agency on Aging (DAAA) to receive funds that provide meals for senior citizens, in an amount not to exceed \$91,740.00.

Approved on the Consent Agenda.

CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY

- 9** Consider electing members to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, Places 11 - 14 as follows: electing the incumbents - Randy Criswell, Place 11; Cedric Davis, Sr., Place 12; Harlan Jefferson, Place 13; and Mike Land, Place 14.

Mr. Murden moved to approve the election of incumbent members to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, Places 11 - 14 as follows and amending Place 12 by appointing Allison Heyward, who is the incumbent: Randy Criswell, Place 11; Allison Heyward, Place 12; Harlan Jefferson, Place 13; and Mike Land, Place 14. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously.

END OF CONSENT AGENDA

OTHER BUSINESS

- 10** Consider cancelling the regular City Council meeting scheduled for Monday, September 23, 2024.

Mr. Boroughs moved to cancel the regular City Council meeting scheduled for Monday, September, 23, 2024. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 11** Conduct a public hearing and consider an ordinance amending Appendix D - the Comprehensive Fee Schedule of the City Code by making certain deletions and additions in Appendix D for fees collected by the City of Mesquite for the purpose of the City Council's Annual Review and Update to the City's fees, reauthorizing all building permit fees and other City fees in accordance with Texas Local Government Code, Chapter 214, Subchapter Z, Section 214.908.

A public hearing was held regarding a proposed ordinance amending Appendix D - the Comprehensive Fee Schedule of the City Code.

Raymond Rivas, Assistant City Manager, stated that during the annual budget process, each department analyzes the necessary fees within their operations and determines if current fees should be adjusted. The fees are based on market analysis and compared to the fees that surrounding Cities are charging. If approved, the proposed fee changes would go into effect as early as October 1, 2024.

No one appeared regarding the proposed ordinance.

Mr. Green moved to approve Ordinance No. 5136, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING APPENDIX D – THE COMPREHENSIVE FEE SCHEDULE OF THE MESQUITE CITY CODE BY MAKING CERTAIN DELETIONS AND ADDITIONS IN APPENDIX D FOR FEES COLLECTED BY THE CITY OF MESQUITE FOR THE PURPOSE OF THE CITY COUNCIL’S ANNUAL REVIEW AND UPDATE TO THE CITY’S FEES; REAUTHORIZING ALL BUILDING PERMIT FEES AND OTHER CITY FEES IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 214, SUBCHAPTER Z, SECTION 214.908; PROVIDING FOR A PUBLIC HEARING; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5136 recorded in Ordinance Book No. 133.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:30 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 7:46 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. Murden and approved unanimously. The meeting adjourned at 7:46 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor