



City of Mesquite, Texas

Minutes - Final City Council

Tuesday, September 3, 2024

5:00 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 - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Tour of the new Field Services Building, departing City Hall at 5:00 p.m. The City Council will depart and return to City Hall and visit the following location. The public may attend the tour by meeting at the following location or utilizing the limited seating on the van or bus departing from City Hall.
(a) Arriving on or after 5:05 p.m. - Field Services Building, Mesquite Service Center, 1101 East Main Street, Mesquite, Texas 75149
- 2 Receive briefing regarding annual investment activity and proposed changes to the City's Investment Policy.
- 3 Discuss the proposed budget for Fiscal Year 2024-25.

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

INVOCATION

Joe Chiles, Pastor, Trinity Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the Mesquite Animal Shelter and Adoption Center is participating in the national Clear the Shelters campaign. On Saturday, September 7, 2024, from 10:30 a.m. to 5:30 p.m., the Animal Shelter will waive all fees for a special one-day adoption event.

Animals available for adoption are sterilized, vaccinated and microchipped. If you are unable to adopt a pet, you can still participate with financial contributions or donation of items.

2. Mr. Green invited citizens to attend a special Town Hall Tuesday Meeting on September 24, 2024, at 6:30 p.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B. That evening, 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 values are assessed, the steps involved in the appraisal appeal process and key property tax deadlines.

3. Ms. Rodriguez-Ross reminded residents that pet adoptions at the Mesquite Animal Shelter and Adoption Center are \$10.00 until Saturday, September 6, 2024.

4. Ms. Rodriguez-Ross stated that the City is offering a new event this year to celebrate Hispanic Heritage Month. On Saturday, September 21, 2024, from 10:00 a.m. to 2:00 p.m., the Parks and Recreation Department will host Vida Sana: Hispanic Heritage Health Fair, at Florence Recreation Center, 2501 Whitson Way. This free event is part of the City's "Get Fit Mesquite" program, which encourages residents to practice health and wellness physically, mentally and financially. The Vida Sana health fair will feature bilingual health-focused vendors, demonstrations including clean cooking, and lots of fun crafts and activities for kids. Attendees will receive a free bag and t-shirt, while supplies last.

5. Mr. Boroughs invited citizens to attend a special Patriot Day event at Mesquite Freedom Park, on the north lawn of the Mesquite Arts Center, 1527 North Galloway Avenue, on Wednesday, September 11, 2024, at 8:30 a.m. Those who lost their lives in the 2001 terrorist attacks will be honored during this event. The Mesquite Police and Fire Honor Guards will participate along with the Mesquite Fire Department Pipes and Drum Corps. The event will feature performances by students from Mesquite High School and Florence Black Elementary School. For those who don't know, Mesquite Freedom Park features an actual piece of steel from one of the original Twin Towers that was destroyed on September 11, 2001, in New York City.

6. Mr. Murden invited citizens to enjoy an evening of family fun at "Movies in the Park" on Saturday, September 14, 2024, featuring the movie "Trolls Band Together." Admission is free and will be held at Rorie-Galloway Day Camp, 3100 Lawson Road, from 7:00 p.m. to 10:00 p.m. Attendees are encouraged to bring lawn chairs and blankets and enjoy free outdoor games and face painting before the movie begins. Food from DonutNV and Fera's Grill will be available for purchase and the Boy Scouts of America will be selling popcorn.

7. 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 East Cartwright Road.

8. Mayor Alemán stated that the City has several special events and recognitions planned for Hispanic Heritage Month. In addition to the Vida Sana: Hispanic Heritage Health Fair, the City will be hosting Loteria Nights at a local restaurant, spotlighting Hispanic vendors at the Downtown Farmers Market, displaying the work of Hispanic artists at the Mesquite Arts Center and offering cultural performances and artwork shops at the Mesquite Public Library branches. You can learn more at www.cityofmesquite.com/HHM and on the City's social media channels.

9. Mayor Alemán stated that a few weeks ago, the Mesquite Convention and Visitors Bureau team won four awards at the Texas Association of Convention and Visitor Bureaus Annual Meeting in Austin. The team earned two First Place awards – one for Best Leisure Tourism Marketing Campaign and another for Best Public Relations Campaign. These awards were for their work promoting the Solar Rodeo events that the City hosted in April 2024. They also earned Second Place for Best Video, Storytelling or Podcast Series and Third Place for Best Website Design and Effectiveness. Congratulations to the "Visit Mesquite" team on a job well done.

10. Mayor Alemán stated that yesterday was Mr. Green's birthday and everyone wished him a Happy Birthday.

CITIZENS FORUM

Andrew Holman, 1013 Rupard Drive, expressed concerns regarding school traffic near Agnew Middle School.

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. Casper and approved unanimously.

- 4** Minutes of the regular City Council meeting held August 19, 2024.

Approved on the Consent Agenda.

- 5** An ordinance on the second and final reading, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement, finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest, approving an attachment establishing a benchmark for pensions and retiree medical benefits, requiring the company to reimburse ACSC's reasonable ratemaking expenses, determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act, adopting a savings clause, declaring an effective date and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

Approved on the Consent Agenda.

Ordinance No. 5131, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ON THE SECOND AND FINAL READING, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL. (Ordinance No. 5131 recorded in Ordinance Book No. 133.)

- 6** Bid No. 2024-158 - Lease Agreement for Quadient DS95I Document Inserter, Web Tracking System Subscription, Bulk Mailer Software and Drop Tray.
(Authorize the City Manager to finalize and execute a lease agreement with Quadient, Inc., through TxSmartBuy Contract No. 985-C1, in an amount not to

exceed \$142,824.00. The term of the lease is for 48 months with a monthly lease amount of \$2,975.50 and an annual amount of \$35,706.00, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 7 Authorize the City Manager to finalize and execute Supplemental Agreement No. 6 to the Interlocal Agreement with STAR Transit to provide public transportation services in the estimated amount of \$572,815.00 for Fiscal Year 2025.

Approved on the Consent Agenda.

- 8 Authorize the City Manager to finalize and execute Amendment No. 3 to the Interlocal Agreement with the Dallas County Hospital District dba Parkland Health and Hospital System for BioTel/EMS System Social Work and Emergency Medical Technician (EMT)/Paramedic Support for the Southeast Alliance Community Care Team for a total amount not to exceed \$538,144.24, and renewing the agreement through September 30, 2025, subject to annual appropriation of funds.

Approved on the Consent Agenda.

- 9 Authorize the City Manager to finalize and execute Change Order No. 2 to RFP No. 2024-019, City Lake Aquatic Center Renovation: Site Amenities, with PBS Construction LLC, in the amount of \$30,475.00.

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2024-101, Wiser Road Reconstruction, with CCGMG, LLC Series B, in the amount of \$78,446.00.

Approved on the Consent Agenda.

- 11 Approve Amendment No. 5 to the 2023-24 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$75,000.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES RELATING TO THE FISCAL YEAR 2024-25 BUDGET:

- 12 An ordinance providing funds for the 2024-25 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget.

(This item was postponed at the August 5, 2024, City Council meeting.)

Mr. Green moved to approve Ordinance No. 5132, with the Financial Summaries

emailed to City Council on Friday, August 30, 2024, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FUNDS FOR THE 2024-25 FISCAL YEAR BY ADOPTING AND APPROVING THE BUDGET FOR SAID PERIOD AND APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES OF THE CITY FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF VARIOUS DEPARTMENTS AND ACTIVITIES OF THE CITY, FOR CAPITAL AND OTHER IMPROVEMENTS OF THE CITY AND FOR ALL OTHER EXPENDITURES INCLUDED IN SAID BUDGET; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5132 recorded in Ordinance Book No. 133.)

13

An ordinance ratifying the property tax revenue increase reflected in the 2024-25 Fiscal Year budget for said period.

(This item was postponed at the August 5, 2024, City Council meeting.)

Mr. Green moved to approve Ordinance No. 5133, with the Financial Summaries emailed to City Council on Friday, August 30, 2024, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE 2024-25 FISCAL YEAR BUDGET FOR SAID PERIOD; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5133 recorded in Ordinance Book No. 133.)

14

A. Conduct a public hearing regarding the proposed Fiscal Year 2024-25 ad valorem tax rate of \$0.690000 per \$100 assessed valuation.

B. An ordinance levying the ad valorem taxes for tax year 2024 (Fiscal Year 2024-25) at a rate of \$0.690000 per \$100.00 assessed valuation.

A public hearing was held regarding the proposed Fiscal Year 2024-2025 ad valorem tax rate of \$0.69000 per \$100 valuation.

Geneva Mendez, Manager of Budget and Treasury, stated that the proposed tax rate of \$0.690000 per \$100 of assessed valuation exceeds the calculated no-new-revenue tax rate of \$0.655163 and therefore, will require at least 60 percent (5 or more) of the City Councilmembers to vote in favor of the proposed tax rate. The proposed tax rate is the same as the current tax rate of \$0.690000.

No one appeared regarding the proposed Fiscal Year 2024-2025 ad valorem tax rate of \$0.69000 per \$100 valuation.

Mr. Green stated, "I moved that the property tax rate be increased by the adoption of a tax rate of \$0.69000 per \$100 of valuation, which is effectively a 5.32 percent increase in the tax rate." and to approve Ordinance No. 5134, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2024 AT A RATE OF \$0.69000 PER \$100.00 ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, ON JANUARY 1, 2024, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR PLACE OF PAYMENT; APPROVING THE 2024 TAX ROLLS AND ANY SUPPLEMENT

THERETO; PROVIDING FOR PLACE OF PAYMENT; APPROVING THE 2024 TAX ROLLS AND ANY SUPPLEMENT THERETO; PROVIDING CERTAIN EXEMPTIONS; 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. 5134 recorded in Ordinance Book No. 133.)

15

An ordinance determining the population of the City of Mesquite, Texas, to be 155,382 as of October 1, 2024.

Mr. Casper moved to approve Ordinance No. 5135, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DETERMINING THE POPULATION OF THE CITY OF MESQUITE, TEXAS, TO BE 155,382 AS OF OCTOBER 1, 2024; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 5135 recorded in Ordinance Book No. 133.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 7:30 P.M.

Mayor Alemán 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 (Item No. 16 – Discuss economic development incentives for a project at Cartwright Road and Faithon P. Lucas, Sr., Boulevard.); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 8:10 p.m., the City Council reconvened in Open Session.

No executive action was necessary

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:10 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 (Review of City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:15 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 Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 9:15 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor