



City of Mesquite, Texas

Action Agenda

City Council

Monday, May 2, 2022

5:00 PM

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

PRE-MEETING - TRAINING ROOMS A&B - 5:00 p.m.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing from STAR Transit regarding public transportation ridership numbers and future transit service opportunities. **Received.**
- 2 Receive a briefing regarding ordinance amendments to Chapter 7 of the City Code, thereby updating and adding certain regulations regarding single-family rental properties. **Received.**

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

- 3 Receive financial statements for the period October 1, 2021, through March 31, 2022. **Received.**

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

INVOCATION

Jerry Brown, Pastor, Landmark Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Ms. Anderson encouraged citizens to attend the Mesquite Arts Council's free Courtyard Concert Series on Thursday, May 5, 2022, at 7:00 p.m., featuring Singer/Songwriter Sarah Carrino, at the Mesquite Arts Center, 1527 North Galloway Avenue.
2. Ms. Anderson invited residents to a District 6 Neighborhood Meeting on Thursday, May 26, 2022, at 6:00 p.m., at Brandy Station Pavilion for hot dogs and neighborhood discussion.
3. Mr. Smith thanked all who participated in the recent District 5 Neighborhood Meeting.
4. Mr. Smith stated that the Summer 2022 Edition of the Parks and Recreation Department's Fun Guide is now available. He encouraged citizens to take advantage of these summer activities.

5. Mr. Boroughs encouraged citizens to attend the Cinco de Mayo Celebration on Saturday, May 7, 2022, in Downtown Mesquite at Front Street Station, from 9:00 a.m. to 5:00 p.m. The Downtown Farmers Market will open at 9:00 a.m. and Cinco de Mayo activities will begin at Noon. Admission is free for this family-friendly event and will feature authentic Mexican food, live music, a jalapeno eating contest, children's activities and much more.
6. Ms. Vidler encouraged residents to attend a District 3 Neighborhood Meeting on Saturday, May 21, 2022, at 7:00 p.m., at Galloway Elementary School, 200 Clary Drive.
7. Ms. Vidler stated that the Mesquite Business Retention and Expansion (BRE) Task Force will host Entrepreneurs Day on Thursday, May 12, 2022, from 4:00 p.m. to 8:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. Keynote Speaker Luke Silver, President of Steve Silver Company, will provide information regarding business planning and management principles, marketing, real estate and much more. Tickets are available for \$20.00 each.
8. Mr. Green invited citizens to attend the City Council's Goal Setting Retreat, on Saturday, May 7, 2022, beginning at 7:30 a.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B. The retreat is part of the City's annual budget process and will be broadcast via Facebook Live and on the City's website.
9. Mr. Casper encouraged residents to take advantage of Mesquite Recycles Day on Saturday, May 14, 2022, from 8:00 a.m. to Noon, at Poteet High School, 3300 Poteet Drive. This free event provides Mesquite residents the opportunity to drop off a variety of reusable items, electronic waste and professional document shredding services will be available.
10. Mayor Alemán invited citizens to attend the National Day of Prayer Community Prayer Breakfast on Thursday, May 5, 2022, at 6:45 a.m., at the Family Cathedral of Praise, 790 Windbell Circle.
11. Mayor Alemán stated that former Mesquite City Councilmember Jimmy Culver recently passed away and asked citizens to remember Mr. Culver and his family in their prayers.
12. The Mayor and Councilmembers thanked all of the volunteers who participated in last Saturday's Trash Bash event, hosted by Keep Mesquite Beautiful, Inc.

CITIZENS FORUM

1. Pastor Harry Sewell, 790 Windbell Circle, invited citizens to attend the National Day of Prayer Breakfast on Thursday, May 5, 2022, at 6:45 a.m., at the Family Cathedral of Praise and the Mesquite Ministerial Alliance lunch on Tuesday, May 17, 2022, from Noon to 1:00 p.m., at Cici's Pizza, 1200 East Davis Street. Mayor Alemán will be speaking at both events. Pastor Sewell thanked the City Council for their service to the community.
2. Beto Meza, 790 Windbell Circle, invited citizens to join the employees of Dallas Regional Medical Center, 1011 North Galloway Avenue, on Thursday, May 5, 2022, at Noon, to pray for our community.
3. Felecian George, 2520 Helen Lane, expressed appreciation and support for the Ladies of Honor serving Terry Middle School.
4. Ron Ward, 430 Runningbrook Lane, encourage citizens to RSVP for the Mesquite Ministerial Alliance at MMA@Outlook.com.
5. Andrew Hastings, 1606 Rosemont Street, stated that he is a student pastor at Family Cathedral of Praise and supports the Men and Ladies of Honor, which serves over 500 students at 8 school campuses.
6. Claudia Ryan, 4717 Monarch Drive, expressed support for an increased police presence on the streets.

CITIZENS COMMENTS

No one appeared.

CONSENT AGENDA

- 4 Minutes of the regular City Council meeting held April 18, 2022. **Approved.**
- 5 An ordinance amending Chapter 5 of the Mesquite City Code by revising Article XI - International Residential Code (I.R.C.) by making certain additions and deletions to the local amendments of the 2018 Edition of the International Code published by the International Code Council (I.C.C.) regarding removing the rental regulations from this article as they will be revised and placed in a new Chapter 7. **Approved by Ordinance No. 4953.**
- 6 An ordinance amending the Mesquite City Code by repealing Chapter 7 titled "Housing" and replacing with new Chapter 7 titled "Housing and Minimum Property Standards," to provide regulations for (a) fair housing, (b) property maintenance, (c) substandard, dilapidated and dangerous buildings and other structures, (d) residential rental property - landlord and tenant regulations, (e) multi-family rental units, and (f) single-family rental units - long-term and short-term rentals. **Approved by Ordinance No. 4954.**
- 7 An ordinance amending the Mesquite City Code by revising Chapter 2, Article III, Division 2 - Hotel Occupancy Tax, Sec. 2-76 - Definitions, regarding repealing and replacing the definition for "Hotel" to align with State law. **Approved by Ordinance No. 4955.**
- 8 A resolution authorizing the City Manager to execute a one-year extension to the Dallas County New Directions in Public Safety Grant for a term beginning May 01, 2022, to April 30, 2023. **Approved by Resolution No. 19-2022.**
- 9 Bid No. 2022-074 - Clay Mathis Park: Construction.
(Authorize the City Manager to finalize and execute a contract with PBS Construction LLC, in the amount of \$110,615.00.) **Approved as recommended.**
- 10 Bid No. 2022-088 - Annual Grinding of Brush.
(Authorize the City Manager to finalize and execute a contract with low bidder GWG Wood Group Inc., in the amount of \$375,000.00. The term of this contract is for one year 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 as recommended.**
- 11 Bid No. 2022-094 - Purchase of Seven Flatbed Trailers for Transport of Heavy Equipment.
(Staff recommends award to Interstate Trailers, Inc., through BuyBoard Contract No. 599-19, in the amount of \$173,801.95.) **Approved as recommended.**
- 12 Bid No. 2022-096 - Purchase of One Bobcat Skid Steer Loader with Attachments (Model S770).
(Staff recommends award to Clark Equipment Company dba Bobcat of North Texas, through BuyBoard Contract No. 597-19, in the amount of \$128,708.26.) **Approved as recommended.**
- 13 Bid No. 2022-100 - Purchase of MPD Service Pistol Replacement.
(Staff recommends award to GT Distributors, Inc., through BuyBoard Contract No. 603-20, in the amount of \$72,503.00.) **Approved as recommended.**
- 14 Bid No. 2022-101 - Purchase of One Utility Crew Truck for Utilities (Model F7D).
(Staff recommends award to Sam Pack's Five Star Ford, LTD., through BuyBoard Contract No. 601-19, in the amount of \$100,973.11) **Approved as recommended.**
- 15 Bid No. 2022-102 - Purchase of a New Ford Transit Passenger Van for the Southeast Alliance Community CARE Team.
(Staff recommends award to Sam Pack's Five Star Ford, LTD., through BuyBoard Contract 601-19, in the total amount of \$65,250.70.) **Approved as recommended.**

- 16 Bid No. 2022-107 - Annual Contract for Property Tax Cloud Subscription. (Authorize the City Manager to finalize and execute an agreement with Sole Source Provider Spindlemedia, Inc., for a Property Tax Cloud Subscription, in the amount of \$57,832.00. The term of this agreement is for a one-year period.) **Approved as recommended.**
- 17 Authorize the City Manager to finalize and execute Amendment No. 1 to Bid No. 2019-107, Annual Contract for Aviation Fuel - Mesquite Metro Airport, with Eastern Aviation Fuels, Inc., in the amount of \$40,400.00. **Approved.**

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 18 Consider appointment of two members (Places 5 and 9) to the Historic Mesquite, Inc., Board of Directors for terms to expire December 31, 2022, two members (Places 1 and 2) for terms to expire December 31, 2023, and two members (Places 7 and 8) for terms to expire December 31, 2024. **Debbie Massey was appointed to the Historic Mesquite, Inc., Board of Directors (Place 7) for a term to expire December 41, 2024.**
- 19 Consider appointment of two representatives to attend the Annual City/School Joint Tax Office Advisory Board meeting on Wednesday, June 1, 2022, at 1:30 p.m. **Councilmembers Jennifer Vidler and B. W. Smith were appointed to attend the Annual City/School Joint Tax Office Advisory Board meeting on Wednesday, June 1, 2022, at 1:30 p.m.**

PUBLIC HEARINGS

- 20 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0122-0233, submitted by Natasha Williams, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow child daycare services with modifications to the Special Conditions for loading/unloading, located at 1935 Faithon P. Lucas, Sr., Boulevard. (One response 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.) **Public hearing held. Approved by Ordinance No. 4956.**
- 21 A. Conduct a public hearing to receive and discuss public input and comments on redistricting and the proposed redistricting plan establishing new district boundary lines for Mesquite City Council elections based on 2020 Census data. **Public hearing held.**
- B. An ordinance approving the redistricting of the City's Single-Member Council Districts and establishing new district boundary lines for Mesquite City Councilmember elections based on 2020 Census data. **Approved by Ordinance No. 4957.**

ADJOURNMENT

NOTICE OF EXECUTIVE SESSION

Pending and Contemplated Litigation

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed:

1. City of Allen, et al v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications, Cause No. 6:19-cv-345-ADA-JCM – Filed 10-19-18
2. Tejas Motel, LLC v. City of Mesquite, acting by and through its Board of Adjustment, Cause No.

DC-18-16933 – Filed 11-8-18

3. Patricia Brennan and Alyssa Sanders, Individually and as Heirs of Natalie Sanders v. City of Mesquite, et al, Cause No. 3:19-CV-01263-L – Filed 5-24-19
4. Corey Reynolds and Molly Reynolds v. The City of Mesquite, et al, Cause No. DC-20-07209 – Filed 5-22-20
5. Tejas Motel, L.L.C. v. City of Mesquite, Acting by and through its Board of Adjustment, Civil Action No. 3:20-cv-20-01982-X – Filed 7-27-20
6. City of Mesquite v. Ulises Rivera, Jessica Rivera and 3509 Byrd Drive, Mesquite, Texas 75150 in rem, Cause No. DC-20-12465 – Filed 9-3-20
7. Vault Ventures, LLC v. City of Mesquite and Cliff Keheley, in his Official Capacity as Mesquite City Manager, Cause No. DC-20-19115 – Filed 12-28-20, on Appeal to the Fifth Court of Appeals, Case No. 05-21-00986-CV
8. Kasia Varsak v. Jeremy Thomas Meeks and the City of Mesquite, Texas, Cause No. CC-21-00813-B – Filed 3-4-21
9. John Alexander v. City of Mesquite and Emilio F. Henry, Cause No. DC-21-06832 - Filed 5-28-21
10. Raina Naomi Brechbiel v. Danielle Larrison and Christopher Odom, Cause No. 3:21-cv-01563-E - Filed 7-7-21
11. Landon Harris v. City of Mesquite, Cause No. DC-21-08418 - Filed 6-30-21
12. Daniel Gonzales v. City of Mesquite, Cause No. CC-21-05087-D - Filed 11-22-21
13. City of Mesquite v. CC Hillcrest, LLC, Summit Hillcrest Apartments, Ltd, Hillcrest GP, LLC and 2119 Hillcrest St., Mesquite, Texas 75149 in rem, Cause No. DC-22-01764 - Filed 2-14-22
14. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 3-14-22

Personnel Matters

Pursuant to Section 551.074 of the Texas Government Code, the City Council may 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 employees. A complete list of the members of the City boards and commissions is on file in the City Secretary's office.

Following discussions in executive session, the City Council will reconvene in open session where any final action regarding executive session items will be taken.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters posted on this agenda, when such executive session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices or Security Audits) and 551.087 (Economic Development); Texas Tax Code Section 321.3022 (Sales Tax Information) and Texas Government Code Section 418.183(f) (Emergency Management).