



City of Mesquite, Texas

Action Agenda

City Council

Monday, June 5, 2023

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 regarding possible changes to the Mural Ordinance. **Received.**
- 2 Receive departmental strategy and budget presentations from Communications and Marketing, Airport and Information Technology Departments related to City Council strategic goals and objectives. **Received. The budget presentation for the Information Technology Department was not received.**
- 3 Receive presentation regarding the City of Mesquite's Legislative Program update. **Received.**

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

INVOCATION

Harry Sewell, Pastor, Family Cathedral, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Ms. Anderson stated that on Saturday, June 10, 2023, at 7:00 p.m., the Downtown Mesquite "Off the Rails" concert series will feature the 1980's New Wave Tribute Band "Model Citizen."
2. Ms. Anderson invited citizens to attend a District 6 Neighborhood Meeting and Picnic on Saturday, June 10, 2023, from 11:00 a.m. to 1:00 p.m., at Brandy Station Pavilion, 1919 Brandy Station.
3. Mr. Smith announced that the Mesquite Parks and Recreation Department will host a "Dive-In Movie" on Friday, June 9, 2023, at City Lake Aquatic Center, 200 Parkview Street, featuring Disney

Pixar's movie "Luca." Poolside activities will be provided for all ages along with food trucks. Pre-show entertainment will begin at 7:00 p.m. and the movie begins at dusk. Event admission and parking is free.

4. Mr. Boroughs invited citizens to attend Mesquite's 4th Annual Juneteenth Festival on Sunday, June 18, 2023, from 2:00 p.m. to 6:00 p.m. The festival will be held at Paschall Park, 1005 New Market Road, and the headliner will be the national touring blues artist and Dallas local, Fat Daddy. The festival will include vendors, food, entertainment and a KidZone. For more information or to register as a vendor visit www.mesquitenacp.org.
5. Ms. Vidler reminded citizens to visit the Downtown Farmers Market every Saturday through November at Front Street Station, 100 West Front Street, in Downtown Mesquite, from 9:00 a.m. to 1:00 p.m. The market offers locally grown produce, baked goods, bath and body products and much more.
6. Mr. Green encouraged citizens to support the Mesquite Community Band by attending the performance "Pop in the Park" on Monday, June 12, 2023, at 7:00 p.m., on the front lawn of the Mesquite Arts Center, 757 North Galloway Avenue.
7. Mr. Casper announced that the Mesquite Parks and Recreation Department is offering a variety of week-long camps. Options include Outdoor Adventure Camp, Teen Camp and Kidz Kamp, which will operate Monday through Friday, 7:00 a.m. to 6:00 p.m., through August 4, 2023. Campers will enjoy indoor and outdoor games, unforgettable field trips, swim days and the opportunity to make new friends. Space is limited so register online at www.cityofmesquite.com/PARD or in person.
8. Mr. Casper stated that June is Pride Month and several activities will take place over the upcoming weekend. On Friday, June 9, 2023, at 7:00 p.m., there will be a film and community conversation at St. Stephens United Methodist Church, 2520 Oates Drive. On Saturday, June 10, 2023, from 10:00 a.m. to 2:00 p.m., a Family Festival will be held at Paschall Park, 1001 New Market Road, with vendors, bounce houses, food, games, prizes and much more and on Sunday, June 11, 2023, a Pride Brunch will be held at the Mesquite Elks Lodge, 4201 Gus Thomasson Road, at 1:00 p.m. Tickets for the brunch is \$20.00 per person, which will benefit the Mesquite Independent School District.
9. Mayor Alemán congratulated the recent graduates of the Class of 2023 from Mesquite High School, North Mesquite High School, West Mesquite High School, Poteet High School, Horn High School and Vanguard High School. He congratulated Ella Keheley, daughter of City Manager Cliff Keheley, who is a 2023 graduate of Poteet High School.
10. Mayor Alemán announced the Mayor's Reading Challenge. He challenged children in Mesquite, ages 5 – 12 years old, to read 1,000 pages as part of the Mesquite Public Library System's Summer Reading Club. The contest began Thursday, June 1, 2023. Pages read by the child count toward the goal as well as pages read to the child. That means that family reading time at home counts and so does story time at the Mesquite Public Library. The reading challenge continues through Monday, July 31, 2023. All children who read 1,000 pages or more will be invited to a pizza party on Saturday, August 5, 2023, to receive certificates and prizes. For more details and to sign up for the challenge, visit www.cityofmesquite.com/Library.
11. Mayor Alemán stated that the City has launched the annual Spread the Love campaign to help feed children in need during the summer break. Residents are encouraged to donate jars of peanut butter and jelly during the campaign which continues through Labor Day, September 4, 2023. This year, donations of alternative butters that are safe for children with nut allergies, such as sunflower seed butter or pumpkin seed butter, are also being requested. The City partners with Sharing Life to distribute the food collected. For more information and donation sites, visit www.cityofmesquite.com/SpreadTheLove.
12. Mayor Alemán introduced Teresa Jackson, CEO of Sharing Life. Ms. Jackson stated that every week during the summer, Sharing Life provides backpacks to hundreds of children filled with nutritious food and snacks for that five day period. This program begins the week before school is out for the summer through the Labor Day holiday. She announced that Sharing Life recently purchased the building formerly occupied by Office Depot on Emporium Circle and will be moving to the new location in late October 2023. Thanks to many generous donors, Sharing Life was able to

pay cash for the building. Ms. Jackson shared that she founded Sharing Life 24 years ago and they are still going strong to help the citizens in our community.

CITIZENS FORUM

No one spoke.

CITIZENS COMMENTS

No one spoke.

CONSENT AGENDA

(All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Council or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request by a City Councilmember.)

- 4 Minutes of the regular City Council meeting held May 15, 2023. **Approved.**
- 5 An ordinance amending the City Code by revising Appendix D - Comprehensive Fee Schedule, Article XII - Planning and Development Services, Section 12-100 (Building Permits) for the purpose of increasing the Temporary Noise Permit Fee. **Approved by Ordinance No. 5024.**
- 6 An ordinance amending the City Code by revising Chapter 2, Article IV, Division 6 (Municipal Court) for the purpose of removing the office of Municipal Court Assistant Judge, clarifying appointment and removal provisions, qualifications, and term of office, providing for Substitute Judges during a temporary absence of a Municipal Judge, and the filling of a vacancy of an unexpired term. **Approved by Ordinance No. 5025.**
- 7 An ordinance of the City of Mesquite, Texas authorizing the issuance and sale of City of Mesquite, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, in one or more series in the aggregate principal amount of not to exceed \$61,000,000.00; levying a tax in payment thereof; awarding the sale thereof; prescribing the form of said certificates; approving execution and delivery of a paying agent agreement; approving the official statement; approving and enacting other provisions relating thereto. **Approved by Ordinance No. 5026.**

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 8 Consider appointment of one regular member (Place 9) to the Historic Mesquite, Inc., Board of Directors for a term to expire December 31, 2025. **Robynn Amaba was appointed as a regular member (Place 9) to the Historic Mesquite, Inc., Board of Directors for a term to expire December 31, 2025.**

OTHER BUSINESS

- 9 Consider Verde Center Partners, LLC's request to extend compliance deadlines of the Master Developer Agreement effective June 8, 2018, with HQZ Partners, LP, MCG-124, LLC, and the Mesquite Medical Center Management District, as amended, for the Verde Center Project located at 21100 LBJ Freeway and authorize the City Manager to finalize and

execute the extension. **Denied.**

PUBLIC HEARINGS

- 10** Conduct a public hearing and consider an ordinance for Zoning Application No. Z0223-0291, submitted by Horrocks Engineers, on behalf of Helu Development, for a Comprehensive Plan amendment from Medium Density Residential to High Density Residential and to change the zoning from Traditional Neighborhood Mixed Residential and R-3, Single-Family Residential to Planned Development - Multifamily to allow a 240-unit apartment complex, located at 1400 and 1609 Range Drive.
(No responses in favor and two 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 May 1, 2023, City Council meeting.) **Public hearing held. Approved by Ordinance No. 5027.**
- 11** Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute and administer an Economic Development Program Agreement (Chapter 380 Agreement) with FHI Towne Crossing, LP, a subsidiary of Flying Horse Investments, LLC, for the major renovation and development of the property located at 3600 Gus Thomasson Road, Mesquite, Texas. **Public hearing held. Approved by Resolution No. 23-2023.**

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. Tejas Motel, LLC v. City of Mesquite, acting by and through its Board of Adjustment, Cause No. DC-18-16933 – Filed 11-8-18; and Civil Action 3:20-cv-20-01982-X – Filed 7-27-20, and on appeal, Cause No. 22-10321 - Filed 3-24-22
2. John Alexander v. City of Mesquite and Emilio F. Henry, Cause No. DC-21-06832 - Filed 5-28-21
3. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 3-14-22
4. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 - Filed 8-3-22
5. Cesar Nunez-Solis v. The City of Mesquite, Texas, Cause No. DC-22-11631 - Filed 9-6-22
6. Ulises Rivera, Jessica Rivera, and 3509 Byrd Drive, Mesquite, Texas 75150, in rem v. The City of Mesquite, Cause No. DC-22-17289 - Filed 2-10-2023
7. Jennifer Villatoro v. City of Mesquite, Cause No. CC-23-02787-D - Filed 5-8-2023
8. J'Mei Walker, II v. City of Mesquite. Cause No. DC-23-04762 - Filed 4-11-23

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.

Economic Development

Pursuant to Section 551.087 of the Texas Government Code, the City Council will meet in closed session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The following subjects may be discussed:

- 12** Discuss economic development incentives for a redevelopment on Gus Thomasson Road between La Prada and Oates Drives. **Discussed.**
- 13** Discuss economic development incentives for a company considering the relocation and expansion of production operations at a facility near Town East Boulevard and Skyline Drive. **Discussed.**

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