



# City of Mesquite, Texas

## Minutes - Final City Council

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Monday, June 6, 2022

5:00 PM

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

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Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, Tandy Boroughs, Jeff Casper, Jennifer Vidler, B.W. Smith and Debbie Anderson, City Manager Cliff Keheley and City Secretary Sonja Land.

### **PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.**

#### **AGENDA REVIEW**

#### **STAFF PRESENTATIONS**

- 1 Receive departmental strategy and budget presentations, as determined by City Management, related to City Council strategic goals and objectives.

### **CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:41 P.M.**

- 2 Receive quarterly report from the Police Department for the period covering October 1, 2021, through March 31, 2022.

David Gill, Police Chief presented a Mesquite Police Department (MPD) update for the period covering October 1, 2021, through March 31, 2022. He reviewed the National Incident Based Reporting System (NIBRS) crime statistics including murder, rape, robbery, burglary, motor vehicle crimes and calls for service and confirmed the number of MPD vacant positions – 20 police officers, four public safety dispatchers and three detention officers. He stated that the K-9 program is fully staffed with three K-9 officers – Axel, Kazi and Gamble.

Chief Gill introduced the new Virtra De-Escalation and Firearms Training Simulator which is being utilized at the police firearms range. The virtual training system allows Officers to work on crisis intervention, building empathy and clear communication through a variety of situations including active shooter, de-escalation and mental illness. The system provides branching options to alter the scenario outcome based on the officers' decisions and creates a more realistic setting. Chief Gill reviewed 2021 activity for the MPD Narcotic Unit and various community events.

Councilmembers thanked Chief Gill and the MPD for their efforts in keeping our community safe.

**REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:26 P.M.****INVOCATION**

Councilmember B. W. Smith.

**PLEDGE OF ALLEGIANCE**

City Staff.

**PRESENTATIONS**

- 3 Recognize Real. Texas. Service. Champions.

**City Manager Cliff Keheley stated that the Real. Texas. Service. Champions program was created as an opportunity for employees to be recognized for their service to the organization and Mesquite community. A brief video was shown describing each employee's contribution to the City of Mesquite. The following employees were honored and presented Certificates of Appreciation: Austin Holt - Mesquite Fire Department; Arthur Branch - Public Works Department; Sarah Tome - Mesquite Police Department; and Orry Hill - Mesquite Metro Airport.**

**SPECIAL ANNOUNCEMENTS**

1. Mr. Casper stated that due to a nationwide lifeguard shortage, the hours for City Lake Aquatic Center, 200 Parkview Street, have been adjusted. Operating hours will be Thursday through Sunday from 12:00 p.m. to 7:00 p.m. for open swim. Vanston Pool and Town East Pool will only be used for swim teams, swim lessons and water aerobics.
2. Mr. Green stated that the tennis court at Motley Park, 4000 Moon Drive, has been converted to a futsal court and the half-court basketball and volleyball courts have been refurbished. He encouraged citizens to visit the new and improved Motley Park.
3. Ms. Vidler stated that the Mesquite Arts Center is hosting several events in June. Off the Rails: Front Street Station Music Festival will feature "Penny and the Flamethrowers" on the Front Street Station stage, 100 West Front Street, on Saturday, June 11, 2022, from 6:00 p.m. to 8:00 p.m. Music in the Park: Superheroes and Spies welcome the Mesquite Community Band on Monday, June 13, 2022, from 7:00 p.m. to 8:00 p.m. and the Mesquite Community Theatre presents "Like Kissing Moonlight" from June 10, 2022 – June 26, 2022, at the Mesquite Arts Center, 1527 North Galloway Avenue.
4. Mr. Boroughs stated fees for violations of the Solid Waste Ordinance, which is part of the Clean City Initiative, will be assessed beginning July 1, 2022. For more information regarding the ordinance, visit [www.cityofmesquite.com/solidwaste](http://www.cityofmesquite.com/solidwaste).
5. Mr. Boroughs thanked New Life Church Pastor Beto Meza, Police Chief David Gill and Assistant Police Chief Doug Yates for attending the District 4 Neighborhood Meeting on Saturday, June 4, 2022.
6. Mr. Smith invited citizens to attend a Dive-In Movie at City Lake Aquatic Center, 200 Parkview Street, on Friday, June 10, 2022, at 7:00 p.m. Admission is free and the feature film, Encanto, will begin at dusk. Food trucks, music, games and vendors will be onsite.

7. Ms. Anderson announced that Clay Mathis Park, 2181 Clay Mathis Road, will be closed for construction of a spray pad, playground and restroom improvements beginning June 1, 2022. The park is expected to re-open this fall.
8. Ms. Anderson invited residents to attend a Creek Crossing Neighborhood Meeting at Keystone Church, 1575 Clay Mathis Road, on Tuesday, June 21, 2022, at 7:00 p.m.
9. Mayor Alemán recognized former Mayor Bruce Archer who was in attendance tonight.
10. Mayor Alemán reminded citizens to never forget the importance of June 6, 1944, known as D-Day. Our nation joined allies of Europe to stop the German Nazi's invading Europe. Many lives were lost and we will never forget.
11. Mayor Alemán announced that STAR Transit will hold two public meetings regarding potential service changes in Mesquite. The meetings will be held on Tuesday, June 21, 2022, and Friday, June 24, 2022. For more details, visit [www.cityofmesquite.com/STARTransit](http://www.cityofmesquite.com/STARTransit). Citizens are encouraged to attend and provide comments.
12. Mayor Alemán thanked the Mesquite Fire Department and Phil and Amanda Cunningham for their work in making the Firefighter's Ball a huge success.
13. Mayor Alemán expressed appreciation to Elizabeth Harrell, Director of Parks and Recreation, for a memorable Memorial Day event.
14. Mayor Alemán invited citizens to attend a Spanish-speaking Neighborhood Meeting at Vida-Life Church, 3516 Oates Drive, on Thursday, June 9, 2022, at 7:00 p.m.
15. Mayor Alemán announced that his 6th grandchild was born last Thursday, June 2, 2022, named Henry Alemán and weighed 7 lbs. 8 oz.
16. Mayor Alemán congratulated Councilmember Jeff Casper and his wife for the upcoming birth of a daughter in October 2022.

## **CITIZENS FORUM**

Vivian Johnson, 4538 Live Oak Drive, expressed concerns regarding Animal Services procedures.

## **CONSENT AGENDA**

### **Approval of the Consent Agenda**

**Mr. Green moved to approve the items on the Consent Agenda as follows. Motion was seconded by Ms. Vidler and approved unanimously.**

- 4 Minutes of the regular City Council Meeting held May 16, 2022.

**Approved on the Consent Agenda.**

- 5 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 \$32,000,000; 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 on the Consent Agenda.**

**Ordinance No. 4960, 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 \$32,000,000; 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.**

- 6 A resolution authorizing the City Manager to amend the City's 401(a) Supplemental Retirement Plan with Lincoln Financial Group for termination of the plan.

**Approved on the Consent Agenda.**

**Resolution No. 22-2022, AUTHORIZING THE CITY MANAGER TO AMEND THE CITY'S 401(A) SUPPLEMENTAL RETIREMENT PLAN WITH LINCOLN FINANCIAL GROUP FOR TERMINATION OF THE PLAN.**

- 7 A resolution approving the revision and restatement of the City's 401(a) Supplemental Retirement Plan with VALIC-AIG as required by the Internal Revenue Service and authorizing the City Manager to execute related documents.

**Approved on the Consent Agenda.**

**Resolution No. 23-2022, APPROVING THE REVISION AND RESTATEMENT OF THE CITY'S 401(A) SUPPLEMENTAL RETIREMENT PLAN WITH VALIC-AIG AS REQUIRED BY THE INTERNAL REVENUE SERVICE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTS.**

- 8 A resolution suspending the June 17, 2022, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel for the Steering Committee.

**Approved on the Consent Agenda.**

**Resolution No. 24-2022, SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO**

**NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.**

- 9 Bid No. 2022-005 - Architectural Services for Design and Construction of New Fire Station No. 2.  
(Authorize the City Manager to finalize and execute an architectural services design contract with Eikon Consulting Group, LLC, for services in connection with the design of the new Fire Station No. 2 in an amount not to exceed \$515,625.00.)

**Approved on the Consent Agenda.**

- 10 Bid No. 2022-052 - IH-65 Northbound Service Road 12-inch Water Main.  
(Authorize the City Manager to finalize and execute a contract with the lowest qualified bidder Nu-Way Construction, LLC, in the amount of \$894,356.00.)

**Approved on the Consent Agenda.**

- 11 Bid No. 2022-065 - Desco Drive and Harvard Drive Paving Improvements.  
(Authorize the City Manager to finalize and execute a contract with low bidder Estrada Concrete Company, LLC, in the amount of \$856,755.00.)

**Approved on the Consent Agenda.**

- 12 Bid No. 2022-070 - Copeland Park Phase 1: Construction.  
(Authorize the City Manager to finalize and execute a contract with North Rock Construction, LLC, in the amount of \$981,052.80.)

**Approved on the Consent Agenda.**

- 13 Bid No. 2022-092 - Purchase of One Police Surveillance Van.  
(Authorize the City Manager to finalize and execute a contract with sole source provider Diversified Vehicle Services, in Blackwood, New Jersey, in the amount of \$122,645.00).

**Approved on the Consent Agenda.**

- 14 Bid No. 2022-115 - Purchase of a new 2023 Ford F-350 Diesel Chassis Ambulance Remount.  
(Staff recommends the purchase of one ambulance, offered by McCall F Inc., d/b/a Sterling McCall Ford, through Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy), Contract No. AM10-20, in the amount of \$189,105.00.)

**Approved on the Consent Agenda.**

- 15 Authorize the City Manager to finalize and execute a Professional Services Agreement with BGE, Inc., for the survey, engineering design and preparation of bidding and construction documents for the Executive Boulevard and Innovative Way Paving and Utility Improvements Project in an amount not to exceed \$658,386.00.

Approved on the Consent Agenda.

**END OF CONSENT AGENDA**

**OTHER BUSINESS**

**16**

Consider an application to allow fee in lieu of parkland dedication for the subdivision of a parcel from three lots to six lots resulting in a net increase of three lots, located at 1304, 1308 and 1320 Sam Houston Road.

Jeff Armstrong, Director of Planning and Development Services, stated that the existing three lots are under one ownership and currently the site of one house and associated accessory structures. The parcel is approximately three acres in size, large enough to divide into the six proposed lots, ranging in size from 19,500 to 36,000 square feet in area. The applicant is proposing to divide the property for construction of additional homes. The parkland dedication ordinance requires dedication of parkland for the three additional lots. In this case, the required land dedication would be 2,376 square feet. In lieu of a land dedication, the applicant requested to pay a fee of \$5,825.43. By ordinance, half would be paid with the plat and the other half with the building permits. Mr. Armstrong stated that staff recommends approval of the request for fee in lieu of parkland dedication.

No one appeared regarding the proposed application.

Mr. Casper moved to approve the application to allow fee in lieu of parkland dedication. Motion was seconded by Mr. Green and approved unanimously.

**ADJOURNMENT**

Mr. Green moved to adjourn the meeting. Motion was seconded by Ms. Vidler and approved unanimously. The meeting adjourned at 7:53 p.m.

Attest:

Approved:

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Sonja Land, City Secretary

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Daniel Alemán, Jr., Mayor