



City of Mesquite, Texas

Minutes - Final City Council

Tuesday, July 6, 2021

5:15 PM

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

Present: Mayor Bruce Archer and Councilmembers Robert Miklos, Dan Aleman, Tandy Boroughs, Kenny Green, B. W. Smith and Sherry Wisdom, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive presentation regarding Boards and Commissions update.

Staff presented information on proposed changes to the ordinances governing Boards and Commissions. Council directed staff to include provisions for extension of terms for current Board and Commission members, automatic removal for excessive absences and background checks for all members.
- 2 Receive departmental strategy and budget presentations, as determined by city management, related to City Council strategic goals and objectives.

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

INVOCATION

Stan Raibley, Associate Pastor, Keystone Church of Mesquite.

PLEDGE OF ALLEGIANCE

Members of the Mesquite Business Community.

SPECIAL ANNOUNCEMENTS

1. Ms. Wisdom invited citizens to attend the "Pop Up in the Park" event on Saturday, July 10, 2021, from 9:00 a.m. to Noon, at KidsQuest Playground at DeBusk Park. This free event will include inflatable slides, demonstrations by the Police Department's K9 Unit, safety displays by the Fire Department, arts and crafts activities, Texas-sized yard games and a variety of food trucks.

2. Mr. Green stated that citizens have the opportunity to participate in the City's budgeting process by completing an online survey on the City's website by Wednesday, July 7, 2021. Citizen input will be used in the Town Hall meeting on Tuesday, July 13, 2021, and Budget Workshop on Saturday, July 17, 2021.
3. Mr. Miklos stated that volunteers are needed to participate in the Annual Addressing Mesquite Day event on Saturday, October 2, 2021. This is an opportunity to help disabled and senior citizens with exterior home repairs or yard projects. Contact the Office of Neighborhood Vitality for additional information.
4. Mr. Aleman encouraged citizens to participate in the "Spread the Love" campaign by donating jars of peanut butter and jelly or making a financial contribution. All donations will be provided to Sharing Life Community Outreach to feed children in food insecure environments throughout the summer months.
5. Mr. Smith congratulated Historic Mesquite, Inc., for being recognized by Preservation Dallas with a "Preservation Achievement Award" for the recently completed Webb Crownover Cabin restoration. This cabin is one of the oldest buildings in eastern Dallas County, which is located at the Opal Lawrence Historical Park and is the starting point for the Lawrence Outdoor Classroom's nature trail.
6. Mr. Smith invited citizens to attend a Domestic Violence Seminar, sponsored by the Mesquite NAACP, on Saturday, July 10, 2021, at 10:00 a.m., at Inspiration Church, 1233 North Belt Line Road, where he will be the guest speaker.
7. Mr. Boroughs stated that July is "Parks and Recreation Month." He encouraged citizens to enjoy the outdoors and the City's trail system, rent a park shelter for a family picnic or take a recreation class.
8. Mr. Boroughs announced that a District 4 Neighborhood Meeting will be held on Thursday, July 22, 2021, at 7:00 p.m., at Lakeside Activity Center, 101 Holley Park Drive, and encouraged citizens to attend.
9. Mr. Boroughs stated that he has an identical twin brother who recently started a Facebook account. Therefore, if anyone sees someone that looks like him on Facebook with a different name know that he has not been hacked.
10. Mr. Boroughs stated that former Mesquite City Councilmember Phil Young passed away last night. Mr. Young went to school with Mr. Borough's father and was his father's first customer when he opened Boroughs Sign Company. Mr. Young was a longtime Mesquite resident as well as a real estate broker and veteran. He asked citizens to remember Mr. Young and his family in their prayers.
11. Mayor Archer stated that former Mesquite City Councilmember Phil Young served on the City Council when his father was the City Attorney. He requested a moment of silence in honor of Mr. Young.
12. Mayor Archer stated that the Mesquite Public Library provides a free Summer Reading Club for children through July 31, 2021. This year's theme is "Tails and Tales" and is a great opportunity for children to read books and earn prizes this summer.
13. Mayor Archer recognized new Senior Pastor Wally Butts and former Pastor Tom Palmer of First United Methodist Church, who were present at tonight's meeting.

14. Mayor Archer stated that he attended the Annual Meadowview Farms Addition July 4th Parade and commended the neighborhood residents for a successful celebration and for demonstrating unity.

CITIZENS FORUM

Samuel Valenzuela, 920 Field Trail Drive, expressed concerns regarding numerous accidents occurring on North Galloway Avenue between U. S. Highway 80 and IH-30. He suggested that the Mesquite Citizen's Police Academy Alumni Association be more visible to help reduce speeding.

CONSENT AGENDA

Approved on the Consent Agenda

Mr. Miklos requested that Item Nos. 14 and 15 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 June 21, 2021.

Approved on the Consent Agenda.

- 4** An ordinance amending the budget for Fiscal Year 2020-21 as heretofore approved by Ordinance No. 4805 of the City of Mesquite, Texas, adopted on September 21, 2020, and later amended by Ordinance No. 4846 on March 15, 2021, appropriating and setting aside the necessary funds out of the general and other revenues of the City of Mesquite for Fiscal Year 2020-21, 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 second amended budget.

Approved on the Consent Agenda.

Ordinance No. 4873, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2020-21 AS HERETOFORE APPROVED BY ORDINANCE NO. 4805 OF THE CITY OF MESQUITE, TEXAS, ADOPTED ON SEPTEMBER 21, 2020, AND LATER AMENDED BY ORDINANCE NO. 4846 ON MARCH 15, 2021, APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES OF THE CITY OF MESQUITE FOR FISCAL YEAR 2020-21 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 SECOND AMENDED BUDGET; AND PROVIDING A SEVERABILITY CLAUSE. (Ordinance No. 4873 recorded in Ordinance Book No. 124.)

- 5** A resolution authorizing the City Manager or his designee to finalize and execute a grant agreement with the Texas Department of Transportation, Aviation Division, for the reimbursement of \$103,500.00 from the acquisition of 2.9 acres of land located at 4180 Scyene Road in Mesquite, Dallas County, Texas.

Approved on the Consent Agenda.

Resolution No. 37-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE AND EXECUTE A GRANT AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION, FOR THE REIMBURSEMENT OF \$103,500.00 FROM THE ACQUISITION OF 2.9 ACRES OF LAND LOCATED AT 4180 SCYENE ROAD IN MESQUITE, DALLAS COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Resolution No. 37-2021 recorded in Resolution Book No. 63.)

6

A resolution authorizing the City Manager or his designee to accept a Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant from the Texas Department of Transportation, Aviation Division, in the maximum amount of \$57,162.00 to prevent, prepare for and respond to the impacts of the COVID-19 public health emergency on airports and the air traffic control towers operation, and authorizing the City Manager or his designee to finalize and execute all necessary documents relative to the acceptance of such grant.

Approved on the Consent Agenda.

Resolution No. 38-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT A CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATIONS ACT GRANT FROM THE TEXAS DEPARTMENT OF TRANSPORTATION IN THE MAXIMUM AMOUNT OF \$57,162.00 TO PREVENT, PREPARE FOR, AND RESPOND TO THE IMPACTS OF THE COVID-19 PUBLIC HEALTH EMERGENCY ON AIRPORTS AND THE AIR TRAFFIC CONTROL TOWERS OPERATION; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE AND EXECUTE ALL NECESSARY DOCUMENTS RELATIVE TO THE ACCEPTANCE OF SUCH GRANT. (Resolution No. 38-2021 recorded in Resolution Book No. 63.)

7

A resolution adopting the Annual Plan for the Housing Choice Voucher Program for submission to the United States Department of Housing and Urban Development.

Approved on the Consent Agenda.

Resolution No. 39-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (Resolution No. 39-2021 recorded in Resolution Book No. 63.)

8

A resolution authorizing the sale of tax-foreclosed property located at 2200 Baker Drive in Mesquite, Texas (the "Property"); accepting the offer from Kamal Alkak (the "Purchaser") to purchase the property; ratifying and approving the Offer and Purchase Agreement executed by the Purchaser setting forth the terms and conditions of the sale of the property; and authorizing the City Manager to execute a Quitclaim Deed and all other documents necessary or requested to complete the closing and sale of the property.

Approved on the Consent Agenda.

Resolution No. 40-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

MESQUITE, TEXAS, AUTHORIZING THE SALE OF TAX-FORECLOSED PROPERTY LOCATED AT 2200 BAKER DRIVE IN MESQUITE, TEXAS (THE "PROPERTY"); ACCEPTING THE OFFER FROM KAMAL ALKAK (THE "PURCHASER") TO PURCHASE THE PROPERTY; RATIFYING AND APPROVING THE OFFER AND PURCHASE AGREEMENT EXECUTED BY THE PURCHASER SETTING FORTH THE TERMS AND CONDITIONS OF THE SALE OF THE PROPERTY; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND ALL OTHER DOCUMENTS NECESSARY OR REQUESTED TO COMPLETE THE CLOSING AND SALE OF THE PROPERTY. (Resolution No. 40-2021 recorded in Resolution Book No. 63.)

- 9 Bid No. 1069-2019 - Annual Xerox V180 Color Digital Press.
(Staff recommends ratification of the lease agreement with Xerox Corporation, through The Cooperative Purchasing Network (TCPN), Contract No. R150302, in an amount not to exceed \$185,053.20. The term of the lease is for 60 months in the monthly amount of \$3,084.22, for a total annual amount of \$37,010.64, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 10 Bid No. 2021-053 Annual Laboratory Testing and Services of Drugs and Controlled Substances.
(Authorize the City Manager to execute a contract with National Medical Services, Inc., dba NMS Labs, in the amount of \$171,250.00. The term of this contract is for a one-year period, 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 on the Consent Agenda.

- 11 Bid No. 2021-097 - Annual Supply of Traffic Control Square-Section Sign Posts and Accessories.
(Authorize the City Manager to finalize and execute a contract with Centerline Supply, Inc., in the amount of \$71,401.00. 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 on the Consent Agenda.

- 12 Authorize an increase in the Legal Services Agreement between the City and Messer, Fort & McDonald PLLC for the provision of legal services, advice and counsel to the City of Mesquite in connection with Cause No. DC-20-19115, 44th District Court, Dallas County, Texas, in the amount not to exceed \$50,000.00, for a total contract amount not to exceed \$100,000.00, and authorize the City Attorney to finalize and execute the Agreement.

Approved on the Consent Agenda.

- 13 Authorize the Mayor to execute a Release and Termination of Agreement For Variance And Development For South Mesquite Creek Corridor.

Approved on the Consent Agenda.

Consent Agenda Item(s) to be Considered Separately

- 14 An ordinance approving an update of the Service and Assessment Plan and Assessment Roll for Authorized Improvements for the Iron Horse Public Improvement District (the "District"); making and adopting findings; accepting and approving the Fiscal Year 2021-2022 Annual Service Plan Update and Updated Assessment Roll for the District; requiring compliance with Chapter 372, Texas Local Government Code, as amended; providing a cumulative repealer clause; providing for severability and providing an effective date.

Mr. Miklos left the meeting.

Mr. Boroughs moved to approve Ordinance No. 4874, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE IRON HORSE PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE FISCAL YEAR 2021-2022 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Aleman. On call for a vote on the motion, the following votes were cast:

Ayes: Boroughs, Aleman, Archer, Smith, Wisdom, Green

Nays: None

Absent: None

Abstentions: Miklos

Motion carried. (Ordinance No. 4874 recorded in Ordinance Book No. 124.)

- 15 A resolution approving an Interlocal Agreement with the City of Crandall, Texas, reserving an area within Mesquite's Extraterritorial Jurisdiction ("ETJ") for release to Crandall upon annexation by Crandall and subject to said annexation accepting a release of an area within Crandall's ETJ to become a part of Mesquite's ETJ, all in the area of FM 2757 and FM 741 in Kaufman County and resulting in a reduction and expansion of Mesquite's ETJ and authorizing the City Manager to execute the Interlocal Agreement.

Mr. Aleman moved to approve Resolution No. 41-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS ("MESQUITE"), APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF CRANDALL, TEXAS ("CRANDALL"), RESERVING AN AREA WITHIN MESQUITE'S EXTRATERRITORIAL JURISDICTION ("ETJ") FOR RELEASE TO CRANDALL UPON ANNEXATION BY CRANDALL AND SUBJECT TO SAID ANNEXATION ACCEPTING A RELEASE OF AN AREA WITHIN CRANDALL'S ETJ TO BECOME A PART OF MESQUITE'S ETJ, ALL IN THE AREA OF FM 2757 AND FM 741 IN KAUFMAN COUNTY AND RESULTING IN A REDUCTION AND EXPANSION OF MESQUITE'S ETJ; AUTHORIZING THE CITY MANAGER TO EXECUTE THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green. On call for a vote on the motion, the following votes were cast:

Ayes: Aleman, Green, Archer, Smith, Wisdom, Boroughs

Nayes: None
Absent: None
Abstentions: Miklos

Motion carried. (Resolution No. 41-2021 recorded in Resolution Book No. 63.)

END OF CONSENT AGENDA

RECEIPT OF RESIGNATION

- 16 Receive resignation from Terry Tosch as a member of the Civil Service Commission and Personnel/Trial Board.

Mr. Miklos entered the meeting. Mr. Boroughs moved to accept the resignation of Terry Tosch as a member of the Civil Service Commission and Personnel/Trial Board. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 17 Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2021-22 budget.

A public hearing was held regarding the Fiscal Year 2021-2022 budget.

Myra Rogers, Manager of Budget and Treasury, stated that this is the first of three public hearings regarding the Fiscal Year 2021-2022 Budget. The State of Texas requires one public hearing. However, the City of Mesquite has typically offered multiple public hearings to receive citizen input. A budget educational video along with a citizen survey is available on the City's website. Citizens are encouraged to complete the survey by Wednesday, July 7, 2021. Survey information will be reviewed and provided to the City Council for consideration. She stated that survey information will be discussed at the Tuesday, July 13, 2021, Town Hall Meeting at 7:00 p.m. Ms. Rogers reminded residents that a Government Transparency button can be found on the main landing page of the City Website that offers access to most City financial information. Detailed schedules for the proposed budget will be available on the City's website by Friday, July 16, 2021. Two future budget public hearings will be held at the July 19, 2021, and August 2, 201, City Council meetings.

Ron Ward, 430 Running Brook Lane, stated that if a tax election is held, he suggested that the City Council and staff provide citizens with information, through various outlets, regarding how a tax increase will affect their properties.

No others appeared regarding the Fiscal Year 2021-2022 budget.

- 18 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0521-0198, submitted by First United Methodist Church of Mesquite, for a change of zoning from Central Business to Central Business with a Conditional Use Permit to allow a private elementary school, located at 300 N. Galloway Avenue.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

A public hearing was held regarding Zoning Application No. Z0521-0198, submitted by First United Methodist Church of Mesquite, for a change of zoning from Central Business to Central Business with a Conditional Use Permit to allow a private elementary school, located at 300 North Galloway Avenue.

Jeff Armstrong, Director of Planning and Community Development, stated that in addition to church services and activities at the property, the applicant has operated a day care on the first floor of the Family Life Center building. This past school year, the applicant also operated a kindergarten class with five students. Beginning in the fall of 2021, the church is proposing to expand the school to include both kindergarten and first grade classes with a maximum of 33 students. However, they anticipate only 12 students in each class. The applicant has no plans to add additional grades in the future. The private school, Faith Preparatory, would be located on the second floor of the Family Life Center building. The applicant submitted a traffic management plan that staff found to be satisfactory.

Applicant Reverend Wally Butts, Senior Pastor at First United Methodist Church of Mesquite, stated that he has only been the pastor for five days and supports this addition to their school.

Bonnie Canipe, Faith Preparatory School Director, stated that the school follows State standards. This year, their Kindergarten students finished the school year reading well above a Kindergarten level.

No others appeared regarding Zoning Application No. Z0521-098.

Mr. Boroughs moved to approve Zoning Application No. Z0521-0198, as approved by the Planning and Zoning Commission, and to approve Ordinance No. 4875, AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM CENTRAL BUSINESS TO CENTRAL BUSINESS WITH A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE ELEMENTARY SCHOOL LOCATED AT 300 NORTH GALLOWAY AVENUE; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 4875 recorded in Ordinance Book No. 124.)

19

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 and execute an Economic Development Program Chapter 380 Agreement ("380 Agreement") with LF Gateway LP, for the construction and development of the property located at 3201 East Cartwright Road, in the City of Mesquite, Texas, and authorizing the City Manager to finalize, execute and administer the agreement on behalf of the City.

A public hearing was held to consider an Economic Development Program Chapter 380 Agreement with LF Gateway LP for construction and development of the property located at 3201 East Cartwright Road.

Kim Buttram, Director of Economic Development, stated that the 6.787-acre tract is located at East Cartwright Road and Faithon P. Lucas, Sr., Boulevard ,

adjacent to John D. Horn High School. LF Gateway LP purchased this property noting a market need in the area for new commercial development and the anticipation of future residential development in Southeast Mesquite. The proposed development, Shadow Creek Crossing, is being marketed by DBA Commercial Real Estate with an anticipated capital investment of \$16 million. The agreement will require that the development contain 42,500 – 57,000 square feet of retail space.

Ms. Buttram stated that the agreement would require some public improvements and preliminary site plan improvements. The development will consist of five to six freestanding retail buildings providing walkability and patio dining. Exceptional costs of developing the site to improve ingress and egress include modifications to East Cartwright Road and the entrance to John D. Horn High School from Faithon P. Lucas, Sr., Boulevard. Proposed landscape enhancements and rod iron fencing will provide screening along the John D. Horn High School entrance and campus.

Ms. Buttram introduced applicant Seth Grubstein, President of Cypress Capital, who acknowledged Mr. Miklos, Mr. Aleman, Ms. Buttram and City Manager Cliff Keheley for their input throughout this process. He presented renderings of the development.

Tim McNutt, DBA Commercial Real Estate, stated that recent research has shown that a substantial number of persons have driven to northwest Mesquite to visit various shopping centers and restaurants. Retail and restaurants are needed in Southeast Mesquite to accommodate future residential expansion.

Councilmembers expressed support for the proposed development.

No one appeared regarding the proposed Economic Development Program Chapter 380 Agreement with LF Gateway LP.

Mr. Aleman moved to approve Resolution No. 42-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, 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 AND EXECUTE AN ECONOMIC DEVELOPMENT PROGRAM CHAPTER 380 AGREEMENT (“380 AGREEMENT”) WITH LF GATEWAY LP, FOR THE CONSTRUCTION AND DEVELOPMENT OF THE PROPERTY LOCATED AT 3201 EAST CARTWRIGHT ROAD, IN THE CITY OF MESQUITE, TEXAS; AND AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE AND ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Miklos and approved unanimously. (Resolution No. 42-2021 recorded in Resolution Book No. 63.)

20

A. Conduct a public hearing and consider an ordinance enlarging the boundaries and increasing the geographic area of Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park) (“the Zone”) by adding to the Zone approximately 13 acres of City rights-of-way adjacent to the Zone and approximately 828 acres of noncontiguous land generally located south of Scyene Road, west of Lawson Road, north of Berry Road, and east of Ashley Furniture Industries Distribution Center, and being located within the corporate limits and extraterritorial jurisdiction of the City, pursuant to Chapter 311 of the Texas Tax Code, describing the boundaries of the Zone as enlarged, extending

the term of the Zone, amending Ordinance No. 4579, containing findings related to the enlargement of the Zone, and providing that expansion of the Zone take effect immediately upon passage of the ordinance.

(This public hearing is continued from the June 7, 2021, City Council meeting.)

B. An ordinance approving a Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park), and making a finding regarding feasibility.

A public hearing was held regarding enlarging the boundaries and increasing the geographic area of Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park).

Ted Chinn, Assistant City Manager, stated that the IH-20 Business Park Tax Reinvestment Zone (TIRZ) Number Twelve Board met prior to this meeting and approved the enlarged boundary lines. After this item was presented at the June 7, 2021, City Council meeting, staff deliberated and have recommended removal of all residential property, east of the Mesquite Metro Airport, from the TIRZ.

No one appeared regarding enlarging the boundaries and increasing in the geographic area of Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park).

Mr. Aleman moved to approve Ordinance No. 4876, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ENLARGING THE BOUNDARIES AND INCREASING THE GEOGRAPHIC AREA OF REINVESTMENT ZONE NUMBER TWELVE, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK) (THE "ZONE") BY ADDING TO THE ZONE APPROXIMATELY 13 ACRES OF CITY RIGHTS-OF-WAY ADJACENT TO THE ZONE AND APPROXIMATELY 828 ACRES OF NONCONTIGUOUS LAND GENERALLY LOCATED SOUTH OF SCYENE ROAD, WEST OF LAWSON ROAD, NORTH OF BERRY ROAD, AND EAST OF ASHLEY FURNITURE INDUSTRIES DISTRIBUTION CENTER, AND BEING LOCATED WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY, DESCRIBING THE BOUNDARIES OF THE ZONE AS ENLARGED, EXTENDING THE TERM OF THE ZONE, AMENDING ORDINANCE NO. 4579, CONTAINING FINDINGS RELATED TO THE ENLARGEMENT OF THE ZONE, AND PROVIDING THAT EXPANSION OF THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING REPEALER AND SEVERABILITY CLAUSES AND AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 4876 recorded in Ordinance Book No. 124.)

B. Mr. Aleman moved to approve Ordinance No. 4877, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWELVE, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK); MAKING A FINDING REGARDING FEASIBILITY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE THEREOF. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 4877 recorded in Ordinance Book No. 124.)

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting adjourned at 8:03 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Bruce Archer, Mayor