City of Mesquite, Texas

Minutes - Final

City Council

Monday, June 2, 2014 | **11:00 AM** | **City Hall | Council Chamber**
757 N. Galloway | Mesquite, Texas

Present: Mayor John Monaco and Councilmembers Shirley Roberts, Al Forsythe, Bill Porter, Bruce Archer, Greg Noschese and Dennis Tarpley, City Manager Ted Barron and City Secretary Sonja Land.

PRE-MEETING - COUNCIL CONFERENCE ROOM - 11:00 A.M.

AGENDA REVIEW

STAFF PRESENTATIONS

1 Receive briefing regarding water and wastewater rate alternatives.

2 Discuss the draft interlocal agreement with STAR Transit to provide public transportation services to the City of Mesquite.

3 Receive briefing regarding a proposed professional services agreement for the Lucas Farms Public Improvement District.

Council directed staff to prepare a modified Professional Services Agreement for the Lucas Farms Public Improvement District for consideration at the June 16, 2014, City Council meeting.

4 Receive proposed 2014-15 budget presentations for the Finance, Information Technology, Housing and Community Services, Library and Community Development Departments.

EXECUTIVE SESSION - EXECUTIVE CONFERENCE ROOM - 11:34 A.M.

The City Council met 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; whereupon, the City Council proceeded to meet in the Executive Conference Room. After the closed meeting ended at 12:38 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 2:48 P.M.

5 Receive briefing regarding the I-635 LBJ East Project.

Stephen Endres, Design Engineer for the Texas Department of Transportation (TxDOT), introduced Matt Craig, Halff Associates, who provided a briefing

regarding the I-635 LBJ East Project. Mr. Craig stated that the 10-mile project begins at US 75 in Dallas and ends near Interstate 30 at LaPrada Drive in Mesquite and encompasses two projects – converting the current High Occupancy Vehicle (HOV) lanes into Express Lanes and the I-635 reconstruction design. A public meeting for the Express Lane project will be held on Tuesday, June 17, 2014, from 5:00 p.m. to 7:00 p.m. at the Highland Oaks Church of Christ, 10805 Walnut Hill Lane, Dallas.

The Express Lane project will maintain the existing HOV access, add electronic toll gantries at each ramp, add an enforcement area near Greenville Avenue and Abrams Road and install guide signs in the corridor. The only widening of I-635 will be in the enforcement area with minimal re-striping throughout the project. Single occupant vehicles (SOV) will be allowed to access the HOV lanes by paying a toll which will improve the traffic flow with an additional 8,600 vehicles per day utilizing the HOV lanes.

Mr. Craig stated that the TEXpress toll managed lanes are being constructed in the LBJ Express Lane Project on I-635 from I-35 to US 75 as well as a portion of I-35 in the north Dallas area. In order for drivers to utilize the TEXpress lanes, drivers must pay a toll and pre-register through the TEXpress mobile application at least 15 minutes prior to entering the toll lanes. This procedure follows the Managed Lane Policy and Express Lane Policy approved by the Regional Transportation Council of the North Central Texas Council of Governments.

Mr. Craig stated that the Ultimate Design project, originally approved in 2003, has been revised and converted from Metric to English, meets current design criteria, provides concrete traffic barriers in lieu of pylons to separate managed lanes from general purpose lanes, provides two reversible managed lanes in each direction and an update to the I-30 interchange. The environmental documents will be revised for the Express Lanes and Ultimate Design which involves coordination with cities on indirect and cumulative impacts. The Aesthetic Design Process will involve coordination between TxDOT, City staff and other stakeholders to receive input and discuss design concepts for use in the construction plan.

Mr. Craig explained that several public hearings will be held along with stakeholder meetings, individual briefings and presentations, notice mailings to adjacent property owners and fact sheets available on the TxDOT website. He also reviewed the project schedule.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 3:04 P.M.

INVOCATION

Chad Flowers, Assistant Pastor, Emmanuel Pentecostal Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Recreation After School Participants from Goodbar Recreation Center.

SPECIAL ANNOUNCEMENTS

Mayor Monaco congratulated Director of Parks and Recreation Cliff Keheley who was recently promoted to the Assistant City Manager position.

CITIZENS FORUM

(1) John Tywater, 3826 O'Hare Drive, expressed concern regarding dogs running at large in his neighborhood. Mayor Monaco requested Mr. Tywater speak to the Director of Housing and Community Services Valerie Bradley concerning this matter.
(2) Elizabeth Wallee, 1112 Siebold Court, expressed concern regarding water rates and water restrictions for Mesquite residents.
(3) Sergio Garcia, 1318 Rancho Drive, expressed support for conducting the City Council meetings in the evening.

PRESENTATIONS

6 Presentation of Certificates of Election to Councilmembers Bruce Archer, Place 3, Shirley Roberts, Place 4 and Greg Noschese, Place 5.

Mayor Monaco presented Certificates of Election to Councilmembers Bruce Archer, Place 3, Shirley Roberts, Place 4, and Greg Noschese, Place 5.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Tarpley moved to approve the items on the Consent Agenda, as follows. Motion was seconded by Ms. Roberts and approved unanimously.

7 Minutes of the regular City Council meeting held May 19, 2014, and the Special City Council meeting held May 21, 2014.

Approved on the Consent Agenda.

8 A resolution authorizing the City Manager to sell tax-foreclosed properties located at 810 Leyenda Drive and 1004 Grande Drive to Green Extreme Homes, Inc., for a purchase price of $1,500.00 each and to request consent to the sale from Dallas County and Mesquite Independent School District.

Approved on the Consent Agenda.

Resolution No. 21-2014, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO SELL TAX-FORECLOSED PROPERTIES LOCATED AT 1004 GRANDE DRIVE AND 810 LEYENDA DRIVE TO GREEN EXTREME HOMES, INC., FOR A PURCHASE PRICE OF $1,500.00 EACH AND TO REQUEST CONSENT TO THE SALE FROM DALLAS COUNTY AND MESQUITE INDEPENDENT SCHOOL DISTRICT. (Resolution No. 21-2014 recorded on page of Resolution Book No. 46.)

9 Bid No. 2014-053 - Annual Supply of Fire Hydrants.
(Staff recommends award to the lowest bidder meeting specifications, Fortiline Waterworks, in the amount of $95,330.00.)

Approved on the Consent Agenda.

10 Bid No. 2014-067 - Annual Supply of Vehicle and Equipment Batteries.
(Staff recommends award to the lowest apparent bidder meeting specifications, Metroplex Battery Distributors, LLC, in the amount of $76,613.18.)

Approved on the Consent Agenda.

11 Bid No. 2014-076 - Purchase of Seven Pickups and Two Utility Trucks.
(Staff recommends award to Rush Truck Centers of Texas in New Braunfels, Texas, through BuyBoard Contract No. 430-13, sponsored by the Texas Association of School Boards, in the amount of $172,076.00.)

Approved on the Consent Agenda.

12 Bid No. 2014-077 - Purchase of a 33,000 GVW Cab and Chassis with High Pressure Sewer Cleaner Body.
(Staff recommends award to MHC Kenworth in Dallas, Texas, through BuyBoard Contract No. 430-13, sponsored by the Texas Association of School Boards, in the amount of $172,382.35.)

Approved on the Consent Agenda.

13 Authorize the City Manager to execute a contract with Brown & Gay Engineers, Inc., for professional engineering services to design underground facilities for the relocation of ONCOR franchise utilities in the amount of $59,106.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARING

14 Conduct a public hearing for Application No. 170-29-2014, submitted by Maxwell Fisher of MasterPlan, for a zoning change from R-3 Single-Family Residential to Planned Development - Commercial with a Conditional Use Permit for a self-storage facility on a 3.78-acre undeveloped tract located at 1350 North Beltline Road.
(One letter in opposition to the proposed amendment has been received. One person appeared in favor of the proposed amendment before the Planning and Zoning Commission. The Commission recommends denial of the application. This item was postponed at the May 5, 2014, City Council meeting.)

A public hearing was held for Application No. 170-29-2014.

Maxwell Fisher, MasterPlan, stated that the proposed $5-6 million development is located on Beltline Road with Samuell Farm Park located to the east and north and an auto repair business located to the south of the site. The nine-building development includes a 25-foot landscape buffer along Belt Line Road with a 10-foot landscape buffer along the sides and rear property line, which will serve as a buffer to the adjacent properties. The two buildings fronting Belt Line Road are designed to resemble a retail establishment and will be climate controlled along with the center building. The company will have a 24-hour on-site

presence, patrol the property multiple times daily, screen potential renters, require renters to execute a crime-free lease amendment and provide a written inventory of contents and will provide insurance for the renters.

Mr. Noschese moved to approve Application No. 170-29-2014 and direct staff to prepare a Planned Development ordinance in substantial conformance with the application. Motion was seconded by Mr. Archer. On call for a vote on the motion, the following votes were cast:

Ayes: Noschese, Archer, Monaco, Forsythe, Roberts, Tarpley
Nayes: Porter

Motion carried.

RECEIPT OF RESIGNATION AND APPOINTMENTS TO BOARDS AND COMMISSIONS

15 Receive resignation from David Gustof as a member of the Mesquite Housing Board.

Mr. Noschese moved to accept the resignation of David Gustof as a member of the Mesquite Housing Board. Motion was seconded by Ms. Roberts and approved unanimously.

16 Consider appointment of one regular member to the Mesquite Housing Board for a term to expire December 3, 2015, and one alternate member for a term to expire December 3, 2014.

Ms. Roberts moved to appoint Michael Garvey as a regular member of the Mesquite Housing Board for a term to expire December 3, 2015, and Wynelle Ivey as an alternate member for a term to expire December 3, 2014. Motion was seconded by Mr. Tarpley and approved unanimously.

17 Consider appointment of one member to the Mesquite Quality of Life Corporation Board of Directors for a term to expire August 19, 2015.

Ms. Roberts moved to appoint Stan Pickett as a member of the Mesquite Quality of Life Corporation for a term to expire August 19, 2015. Motion was seconded by Mr. Porter. On call for a vote on the motion, the following votes were cast:

Ayes: Roberts, Porter, Monaco, Forsythe, Tarpley
Nayes: Archer, Noschese

Motion carried.

18 Consider appointment of one member to the Lucas Farms Tax Increment Finance Reinvestment Zone No. 6 Board of Directors for a term to expire December 31, 2014.

Mr. Porter moved to apppoint Bruce Archer as a member of the Lucas Farms Tax Increment Finance Reinvestment Zone No. 6 Board of Directors for a term to expire December 31, 2014. Motion was seconded by Mr. Forsythe and approved unanimously.

19 Consider appointment of one member to the Ridge Ranch Tax Increment Finance Reinvestment Zone No. 5 Board of Directors for a term to expire December 31, 2014.

Ms. Roberts moved to appoint Bruce Archer as a member of the Ridge Ranch Tax Increment Finance Reinvestment Zone No. 5 Board of Directors for a term to expire December 31, 2014. Motion was seconded by Mr. Forsythe and approved unanimously.

20 Consider appointment of one member to the Rodeo City Tax Increment Finance Reinvestment Zone No. One Board of Directors for a term to expire December 31, 2014.

Mr. Porter moved to appoint Bruce Archer as a member of the Rodeo City Tax Increment Finance Reinvestment Zone No. One Board of Directors for a term to expire December 31, 2014. Motion was seconded by Mr. Tarpley and approved unanimously.

21 Consider appointment of one member to the Mesquite Health Facilities Development Corporation for a term to expire December 31, 2015.

Ms. Roberts moved to appoint Bruce Archer as a member of the Mesquite Health Facilities Development Corporation for a term to expire December 31, 2015. Motion was seconded by Mr. Porter and approved unanimously.

22 Consider appointment of one member to the Mesquite Housing Finance Corporation for a term to expire December 31, 2015.

Mr. Tarpley moved to appoint Bruce Archer as a member of the Mesquite Housing Finance Corporation for a term to expire December 31, 2015. Motion was seconded by Mr. Forsythe and approved unanimously.

ADJOURNMENT

Mr. Archer moved to adjourn the meeting. Motion was seconded by Ms. Roberts and approved unanimously. The meeting adjourned at 3:44 p.m.

Approved: Attest:

John Monaco, Mayor Sonja Land, City Secretary