



City of Mesquite, Texas

Minutes - Final City Council

Monday, July 6, 2020

4:00 PM

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

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

PRE-MEETING - TRAINING ROOMS A&B - 4:20 P.M.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 4:20 P.M.

Mayor Archer announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas that conflicts with the Open Meetings Act (Spradley Farms, L.C., as managing partner for Spradley Farms LTD; and Charles Spradley, in his official capacity v. The City of Mesquite, Texas, and Bruce Archer in his official capacity as Mayor of the City of Mesquite, and Sherry Wisdom, Kenny Green, Robert Miklos, Tandy Boroughs, B. W. Smith and Daniel Aleman, Jr., of the Mesquite City Councilmen in their official capacity, Cause No. 104439-CC2 – Filed 2-6-20, Pending in County Court No. 2 of Kaufman County, Texas; and The Court of Appeals, Fifth District of Texas at Dallas, Case No. 05-20-00204-CV – Filed 2-18-20); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 4:31 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding possible park land dedication ordinance.

 Council provided direction on the application and process for Park Land Dedication and directed staff to prepare an ordinance for consideration.

- 2 Discuss updates to the City Council Policies and Procedures.

 Council provided direction to prepare updates to the City Council Policies and Procedures to include an updated Travel Policy and add language regarding use of city services and receipt of gifts.

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

- 4 Discuss COVID-19 response and proposed recovery programs funded through Coronavirus Aid, Relief, and Economic Security (CARES) Act.

Council directed staff to contract with Dallas County to utilize a third-party vendor to administer the Emergency Business Assistance Program and Rent/Mortgage Assistance Program through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. It was Council consensus to allow youth sports to continue and adhere to Governor Abbott's order. It was Council consensus to limit outdoor gatherings to 10 or less individuals.

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

INVOCATION

Ron Ward, Pastor, A Church Without Walls, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Mesquite Animal Services staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Aleman reminded residents to complete the 2020 Census. By completing the census, additional federal funding will be available to the City for healthcare, education, transportation and other services.
2. Mr. Smith reminded citizens that July 31, 2020, is the deadline to purchase a \$50.00 brick, to be placed in the walkway leading up to the new Mesquite Veterans Memorial, for the November 2020, dedication ceremony. Each brick can be engraved with a three-line personal message. He encouraged citizens to honor the military veterans in their lives by purchasing a brick.
3. Mr. Boroughs stated that he will be purchasing three bricks for the Mesquite Veterans Memorial in honor and memory of his father and both grandfathers, who were all military veterans and Mesquite residents.
4. Mr. Boroughs stated that for the past nine years, his neighbors, Melody and Travis Rohde, have organized a Fourth of July parade for his neighborhood, Lake Park Addition. However, due to COVID-19, the parade was cancelled. As part of this celebration, neighborhood residents donated food for the Mesquite Social Services food bank. This year, Mr. and Mrs. Rohde collected over 500 pounds of food from their neighbors. Mr. Boroughs expressed appreciation to Melody and Travis Rohde and his neighbors for their generous donations.
5. Mr. Boroughs announced that the Mesquite Downtown Development Program earned the designation as a Nationally Accredited Main Street Program. The honor was recently announced by the National Main Street Center. Downtown Mesquite is the only first-year program in Texas to ever receive this distinction. The City Council thanked City staff and all volunteers who accomplished so much, in such a short period of time.
6. Mr. Miklos encouraged citizens to volunteer for the Annual Addressing Mesquite Day event on October 3, 2020. This event helps homeowners in need with minor, exterior home repairs and landscape projects.
7. Mr. Miklos announced that Deputy City Manager Jeff Jones has accepted a position with The Woodlands and expressed appreciation for his tenure at the City of Mesquite.

8. Mr. Green stated that Governor Greg Abbott has issued an Executive Order requiring all Texans to wear a face covering over the nose and mouth in public areas. He asked that all residents comply with this order, continue social distancing and follow health guidelines for hand washing and covering coughs and sneezes.
9. Mr. Green commended the Animal Services staff for recently reuniting a lost dog with its owner after scanning for a microchip and encouraged citizens to microchip their pets.
10. Ms. Wisdom stated that she is not wearing a mask over her nose and mouth due to health reasons.
11. Ms. Wisdom announced that a virtual Town Hall Meeting will be held on Tuesday, July 14, 2020, at 7:00 p.m., to discuss the City budget and encouraged citizens to participate.
12. Ms. Wisdom stated that the District 1 and District 2 Neighborhood Meeting planned for Saturday, August 1, 2020, has been postponed and will be rescheduled at a later date.
13. Mayor Archer announced that former Mayor John Monaco passed away yesterday, Sunday, July 5, 2020. He requested that Pastor Ron Ward lead a moment of prayer in his honor.
14. Mr. Green stated that the Downing group, consisting of friends and neighbors of former Mayor Monaco, has received approval from Mrs. Monaco for friends and neighbors to leave flowers or mementos along the Downing Way fence as a way of paying their respects to former Mayor Monaco.
15. Mayor Archer announced that NAACP President Henry Brown has started a fundraiser for a scholarship fund for students interested in pursuing a career in the mental health field.

CITIZENS FORUM

Henry Brown, 211 Athel Drive, expressed appreciation to City Manager Cliff Keheley for participating in the recent Juneteenth celebration.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Aleman requested that Item Nos. 7-9 be removed from the Consent Agenda to be considered separately. Ms. Wisdom moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Boroughs and approved unanimously.

- 5 Minutes of the Preliminary Budget Workshop meeting held June 8, 2020, and the regular City Council meeting held June 15, 2020.

Approved on the Consent Agenda.

- 6 A resolution authorizing the City Manager to finalize and execute a Real Estate Purchase and Sale Agreement with Bloomfield Homes, L.P., for the sale of 171.393 acres of land located in Balch Springs by the City to Bloomfield Homes, L.P., and authorizing the City Manager to take all other actions necessary to finalize the closing and sale of the Property.

Approved on the Consent Agenda.

Resolution No. 24-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH BLOOMFIELD HOMES, L.P., FOR THE SALE OF 171.393 ACRES OF LAND LOCATED IN BALCH SPRINGS BY THE CITY TO BLOOMFIELD HOMES, L.P., AND AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS NECESSARY

TO FINALIZE THE CLOSING AND SALE OF THE PROPERTY. (Resolution No. 24-2020 recorded in Resolution Book No. 60.)

- 10** Bid No. 2020-073 - Crushed Concrete Aggregate Annual Contract.
(Authorize the City Manager to execute a contract with low bidder, Southwest Crushing, LLC, in the amount of \$108,000.00. The term of this contract is for a one-year period with two 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. 2020-084 - 2020 Community Development Block Grant (CDBG) Sidewalk Improvement Project.
(Authorize the City Manager to finalize and execute a contract with low bidder Cam-Crete Contracting, Inc., in an amount not to exceed \$107,020.00.)
Approved on the Consent Agenda.
- 12** Bid No. 2020-091 - Purchase of Seven Half-Ton Pickups.
(Staff recommends all bids be rejected and rebid at a later date. This item was postponed at the June 15, 2020, City Council meeting.)
Approved on the Consent Agenda.
- 13** Ratify the emergency expenditure of \$30,000.00, and authorize the City Manager to execute a contract in a not to exceed amount of \$53,000.00, with Germophobe, LLC, without competitive bidding pursuant to Section 252.022(a) of the Texas Local Government Code, for the continued weekly sanitizing of all fire stations and first responder areas in the Police Department.
Approved on the Consent Agenda.

CONSENT AGENDA ITEMS CONSIDERED SEPARATELY

- 7** Authorize the City Manager to finalize and execute a Settlement Agreement with Spradley Farms, L.C., as managing partner for Spradley Farms, LTD, consistent with the terms of the Rule 11 and Settlement Agreement approved by the City Council of Mesquite, Texas, on June 8, 2020, and to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and authorize the City Manager to administer the agreement on behalf of the City, regarding Spradley Farms, L.C., et al. vs. City of Mesquite, et al., Cause No. 104439-CC2, in County Court at Law No. 2, Kaufman County, Texas.
(This item was postponed at the June 15, 2020, City Council meeting.)
Mr. Aleman moved to authorize the City Manager to finalize and execute a Settlement Agreement with Spradley Farms, L.C., as managing partner for Spradley Farms, LTD, consistent with the terms of the Rule 11 and Settlement Agreement approved by the City Council of Mesquite, Texas, on June 8, 2020, and to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and authorize the City Manager to administer the agreement on behalf of the City, regarding Spradley Farms, L.C., et al. vs. City of Mesquite, et al., Cause No.

104439-CC2, in County Court at Law No. 2, Kaufman County, Texas. Motion was seconded by Mr. Boroughs and approved unanimously.

8

A resolution authorizing the City Manager to finalize and execute an Amended and Restated Master Development Agreement between the City of Mesquite, Texas, the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), and Spradley Farms, LTD, regarding the development of approximately 652 acres of land generally located between FM 2757 and IH-20, and north of IH-20 east of FM 740 in Kaufman County, Texas, located within the corporate limits of the City of Mesquite, Texas, as a mixed use planned development consisting of residential and commercial components and other associated uses and being commonly referred to as "Spradley Farms"; authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement and authorizing the City Manager to administer the agreement on behalf of the City.

(This item was postponed at the June 15, 2020, City Council meeting.)

Mr. Aleman moved to approve Resolution No. 25-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS), AND SPRADLEY FARMS, LTD, REGARDING THE DEVELOPMENT OF APPROXIMATELY 622 ACRES OF LAND GENERALLY LOCATED BETWEEN FM 2757 AND IH-20 AND NORTH OF IH-20 EAST OF FM 740 IN KAUFMAN COUNTY, TEXAS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS A MIXED USE PLANNED DEVELOPMENT CONSISTING OF RESIDENTIAL AND COMMERCIAL COMPONENTS AND OTHER ASSOCIATED USES AND BEING COMMONLY REFERRED TO AS "SPRADLEY FARMS" (THE "AMENDED AGREEMENT"); AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AMENDED AGREEMENT AND AUTHORIZING THE CITY MANAGER TO ADMINISTER THE AMENDED AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING A SEVERABILITY CLAUSE. Motion was seconded by Mr. Boroughs and approved unanimously. (Resolution No. 25-2020 recorded in Resolution Book No. 60.)

9

A resolution repealing Resolution No. 01-2020 and adopting a resolution consenting to and evidencing support for creation of the Spradley Farms Improvement District of Kaufman County through the Texas Commission on Environmental Quality, to include approximately 621.998 acres of land, consisting of approximately 613.573 acres generally located south of Interstate Highway 20, north and east of FM 2757, and north and west of Union Hill Road, and approximately 8.425 acres generally located north of Interstate Highway 20 and southwest of Cimarron Trail, all of such property being located in Kaufman County, Texas, and within the corporate limits of the City of Mesquite, Texas, and providing an effective date.

(This item was postponed at the June 15, 2020, City Council Meeting.)

John Jordan, representing Spradley Farms, expressed appreciation to the City Council.

Mr. Aleman moved to add the names and terms of the initial directors of the Spradley Farms Improvement District of Kaufman County to Section 3 of the Resolution, as follows:

Position 1, Kelly Crawford, 4 years

Position 2, Hunter Graham, 2 years

Position 3, Brian Hutcheson, 4 years

Position 4, Carolyn Miller Stoddard, 2 years

Position 5, Dan Gerlach, 2 years

And, to approve Resolution No. 26-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, REPEALING RESOLUTION NO. 01-2020 AND ADOPTING A RESOLUTION CONSENTING TO AND EVIDENCING SUPPORT FOR CREATION OF THE SPRADLEY FARMS IMPROVEMENT DISTRICT OF KAUFMAN COUNTY THROUGH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TO INCLUDE APPROXIMATELY 621.998 ACRES OF LAND, CONSISTING OF APPROXIMATELY 613.573 ACRES GENERALLY LOCATED SOUTH OF INTERSTATE HIGHWAY 20, NORTH AND EAST OF FM 2757, AND NORTH AND WEST OF UNION HILL ROAD, AND APPROXIMATELY 8.425 ACRES GENERALLY LOCATED NORTH OF INTERSTATE HIGHWAY 20 AND SOUTHWEST OF CIMARRON TRAIL, ALL OF SUCH PROPERTY BEING LOCATED IN KAUFMAN COUNTY, TEXAS, AND WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Boroughs and approved unanimously. (Resolution No. 26-2020 recorded in Resolution Book No. 60.)

END OF CONSENT AGENDA

CONSIDERATION OF A RESOLUTION

- 14 Consider a resolution condemning racism and committing to community, inclusion and equality.

Mayor Archer stated that the City of Mesquite denounces all forms of hatred and racism and all citizens must be treated equally. Mayor Archer read the proposed resolution.

Councilmembers expressed support for the resolution.

Mr. Aleman moved to approve Resolution No. 27-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CONDEMNING RACISM AND COMMITTING TO COMMUNITY, INCLUSION AND EQUALITY. Motion was seconded by Ms. Wisdom and approved unanimously. (Resolution No. 27-2020 recorded in Resolution Book No. 60.)

PUBLIC HEARINGS

- 15 A. Conduct a public hearing to receive citizen input regarding the proposed Program Year 2020-2021 Community Development Block Grant (CDBG) budget.

B. Consider a resolution authorizing the filing of an application for an amount not to exceed \$1,143,107.00 for federal funds under the Housing and Community Development Act and designating the City Manager as Chief Executive Officer and authorized representative for the purpose of giving

required assurances and acting in connection with said application.

A public hearing was held regarding the proposed Program Year (PY) 2020-2021 Community Development Block Grant (CDBG) budget.

Maria Martinez, Director of Neighborhood Services, stated that this is the second of two required public hearings for the PY 2020-2021 CDBG budget. The total allocated funds for PY 2020-2021 is \$1,143,107.00. Administration and Planning activities are capped at 20 percent, which is \$228,621.00; however, staff is proposing reducing the allocation to \$86,300.00. The difference of \$142,321.00 will be reallocated to Other Projects increasing the amount from \$743,020.00 to \$885,341.00. Mesquite Social Services and the Summer Youth Program will utilize rollover funding from Program Year 2019-2020. Mesquite Social Services will also receive CDBG-CV funding.

No one appeared regarding the proposed PY 2020-2021 CDBG budget.

Mr. Aleman moved to approve Resolution No. 28-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE FILING OF AN APPLICATION FOR AN AMOUNT NOT TO EXCEED \$1,143,107.00 FOR FEDERAL FUNDS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT; AND DESIGNATING THE CITY MANAGER AS CHIEF EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR THE PURPOSE OF GIVING REQUIRED ASSURANCES AND ACTING IN CONNECTION WITH SAID APPLICATION. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 28-2020 recorded in Resolution Book No. 60.)

16

Conduct a public hearing and consider possible action regarding a request from Scott Rose on behalf of Locke Supply Co., to substitute the requirement for an eight-foot-tall, long-span precast concrete screening wall for a chain-link fence with vinyl coating and slats on property located at 4401 Samuell Boulevard.

A public hearing was held to consider a request to substitute a chain-link fence with vinyl coating and slats for a required eight-foot-tall, long-span precast concrete screening wall on property located at 4401 Samuell Boulevard.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant is requesting to substitute an eight-foot-tall black vinyl coated chain-link fence with slats for the required masonry screening wall to provide screening of the outdoor storage area. Locke Supply Co. is proposing to locate in a 35,500-square-foot lease space in the Mesquite Business Center with an outdoor storage area located on the west side of the building that will be visible from Samuell Boulevard.

Cliff Keheley, City Manager, stated that the applicant, Scott Rose, on behalf of Locke Supply Co., is unable to attend the meeting this evening; however, he was able to view the Pre-Meeting discussion remotely. An email was received from Mr. Rose stating that he understands Council's concerns regarding the width of the fence slats and agrees with Council's recommendations to include a slat width requirement.

No one appeared regarding the proposed substitution request.

Mr. Miklos moved to approve a request from Scott Rose, on behalf of Locke Supply Co., to substitute the requirement for an eight-foot-tall, long-span precast

concrete screening wall for a chain-link fence with a minimum slat width of 1¼ inch in a mesh size of 2¼ inch in a wire gauge of 11½ or 12 inches on property located at 4401 Samuell Boulevard. Motion was seconded by Ms. Wisdom and approved unanimously.

17

A. Conduct a public hearing under Chapter 311 of the Texas Tax Code to consider approving an amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (“the Zone”), decreasing the percentage of tax increment to be contributed by the City to the Tax Increment Fund for the Zone from 70 percent to 60 percent, extending the term of the Zone, and designating additional property in the Zone to be acquired by the City, amending Ordinance Nos. 4713 and 4734, making a finding of feasibility, providing a repealer clause, providing a severability clause, and providing an effective date.

B. An ordinance approving an amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), decreasing the percentage of tax increment to be contributed by the City to the Tax Increment Fund for the Zone from 70 percent to 60 percent, extending the term of the Zone, and designating additional property in the Zone to be acquired by the City, amending Ordinance Nos. 4713 and 4734, making a finding of feasibility, providing a repealer clause, providing a severability clause, and providing an effective date.

A public hearing was held to consider approving an amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms).

Ted Chinn, Assistant City Manager, stated that State law requires a public hearing when a Tax Increment Reinvestment Zone (TIRZ) term is extended and when the land within the TIRZ is dedicated or designated as additional property that would be acquired by the City. The TIRZ will fund up to \$159 million of public improvements and no taxpayers outside of the district will pay for those improvements. The amended Project Plan and Reinvestment Zone Financing Plan decreases the percentage of tax increment to be contributed by the City to the Tax Increment Fund for the Zone from 70 percent to 60 percent and extends the term of the Zone for an additional 10 years, from 35 years to 45 years.

No one appeared regarding the amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas.

Mr. Aleman moved to approve Ordinance No. 4790, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS (“CITY”) APPROVING AN AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS) (THE “ZONE”); DECREASING THE PERCENTAGE OF TAX INCREMENT CONTRIBUTED BY THE CITY TO THE TAX INCREMENT FUND FOR THE ZONE FROM 70 PERCENT TO 60 PERCENT; EXTENDING THE TERM OF THE ZONE; AND DESIGNATING ADDITIONAL PROPERTY IN THE ZONE TO BE ACQUIRED BY THE CITY; AMENDING ORDINANCE NOS. 4713 AND 4734; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Green and approved unanimously. (Ordinance No. 4790 recorded in Ordinance Book No. 120.)

18 Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2020-21 budget.

A public hearing was held to receive citizen input on the proposed Fiscal Year 2020-21 budget.

Debbie Reid, Director of Finance, stated that this is the first of three public hearings to receive citizen input on the proposed Fiscal Year 2020-21 budget. Citizens are encouraged to view the budget educational video and complete a citizen survey on the City's website. Ms. Reid reviewed the transparency portal on the City's website.

Ms. Reid stated that the City budgets for 34 different funds – five operating funds, five debt service funds, two internal service funds, 10 special revenue funds and 12 capital projects funds. The total proposed expenditure budget is \$253 million. The proposed General Fund budget is \$134 million with over 50 percent consisting of public safety and approximately 80 percent consisting of personnel. Ms. Reid stated that a virtual Budget Town Hall meeting will be held on July 14, 2020, at 7:00 p.m., the second budget public hearing will be held at the July 20, 2020, City Council meeting and the third budget public hearing will be held at the August 3, 2020, City Council meeting.

No one appeared regarding the proposed Fiscal Year 2020-21 budget.

A brief recess was taken at 8:28 p.m.

PRE-MEETING - CITY COUNCIL CHAMBER - 8:35 P.M.

2 Discuss updates to the City Council Policies and Procedures.

Council provided direction to prepare updates to the City Council Policies and Procedures to include an updated Travel Policy and add language regarding use of city services and receipt of gifts.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:00 P.M.

Mayor Archer announced that the City Council would meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the purchase, exchange, lease or value of real property (Item No. 20 – Consider purchase of real property located on Airport Boulevard); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:10 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:10 P.M.

Mayor Archer announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 21 – Discuss economic development incentives for a prospective development at 105 South Broad Street and Item No. 22 – Discuss economic development incentives for a prospective development at 500 North Galloway Avenue); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:43 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 9:43 P.M.

Mayor Archer announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas that conflicts with the Open Meetings Act (Item No. 19 – Discuss matters relating to the Public Information Act and Open Meetings Act; and Tejas Motel, LLC v. City of Mesquite, acting by and through its Board of Adjustment, Cause No. DC-18-16933 – Filed 11-8-18; on appeal to the U.S. Court of Appeals at Dallas, Case No. 05-19-00667-CV;); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 9:59 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Aleman moved to adjourn the meeting. Motion was seconded by Mr. Boroughs and approved unanimously. The meeting adjourned at 9:59 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Bruce Archer, Mayor