



City of Mesquite, Texas

Minutes - Final City Council

Monday, June 16, 2025

5:15 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Jeff Casper, Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross, B. W. Smith and Brandon Murden, 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 departmental strategy and budget presentations from the Library Services, Neighborhood Services, and Planning and Development Services Departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2025-26 budget.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:02 P.M.

INVOCATION

Doug Herrell, Pastor, Family Cathedral of Praise, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced two upcoming Movies in the Park events, hosted by the Parks and Recreation Department. On Saturday, June 28, 2025, couples are invited to enjoy an evening together with a screening of the movie "Date Night" outside of Florence Recreation Center, 2501 Whitson Way. Free childcare will be available in the recreation center for ages 5 and up. OvenHead Pizza will provide complimentary food while supplies last. On Friday, July 11, 2025, the entire family can enjoy a Dive-In Movie at City Lake Aquatic Center, 200 Parkview Street. At dusk, "Moana" will be shown along with swimming and entertainment including a hula dance performance and fire show. Admission is free and limited to the first 500 guests, so arrive early. Both events begin at 7:00 p.m.

2. Mr. Green announced that the City has staff, resources and partners available to arrange transportation to shelters for unsheltered individuals, connect them with support agencies and help them reunite with family members or friends. Please understand that your good intentions of giving cash or other items directly to the unsheltered may actually continue the cycle of homelessness and keep people from getting the long-term help they need. Visit www.cityofmesquite.com/Homeless to find out how you can volunteer, donate and “Give Wisely.”

3. Ms. Rodriguez-Ross stated that in July, the City is once again offering the Epic Summer Experience for teens ages 12 to 17. These free events are an opportunity for young people to stay active, make new friends, and enjoy their summer break. Since the program began in 2023, thousands of teens have participated. This year, Epic Summer Experience will be held on Tuesday, July 22, 2025, and July 29, 2025, at Terry Middle School, 2351 Edwards Church Road, and on Thursday, July 24, 2025, and July 31, 2025, at Florence Recreation Center, 2501 Whitson Way. The gatherings will be held from 6:00 p.m. to 8:00 p.m. Free activities include food, open gym, raffle prizes, inflatables, and crafts. Registration is on site.

4. Mr. Boroughs stated that as everyone is looking forward to celebrating Independence Day next month; however, you are urged to celebrate safely. Remember that the following things are illegal in Mesquite: Possessing and setting off fireworks, discharging firearms into the air and driving while intoxicated. Penalties for breaking these laws can be very costly. Police and Fire will have extra patrols to respond to increased calls over the holiday. Citizens can report illegal fireworks and gunfire activity by calling the Police hotline at 972-204-4888. For more information and other ways to report, visit www.cityofmesquite.com/CelebrateSafely.

5. Mr. Smith stated that Summertime means more outdoor activities. School is out so families are more active. Many more walkers, joggers and cyclists are out and about on roads and sidewalks – especially at dawn and dusk when it’s cooler. That’s why we are urging drivers to be extra cautious on the roads this summer. Safety is in your hands, so stay alert and free of distractions while driving. Please slow down and be prepared to stop for pedestrians. Visit www.DriveLikeYourFamilyLivesHere.org to learn more about the City’s safe-driving campaign. Thank you for doing your part to keep our pedestrians safe!

6. Mr. Murden stated that all City of Mesquite offices will be closed this Thursday, June 19, 2025, in observance of the federal Juneteenth Holiday. Commercial and Residential trash and recycling WILL BE collected. Also, all City offices will be closed on Thursday, July 3, 2025, and Friday, July 4, 2025, for the holiday. Commercial and Residential trash WILL BE collected both days. Residential recycling will be collected on Thursday, July 3, 2025, and will NOT be collected on Friday, July 4, 2025. Commercial recycling will be collected both days. Learn more about holiday closures and service impacts at www.cityofmesquite.com/Holidays.

7. Mayor Alemán stated that there is still time for kids ages 12 and under to join the Mesquite Mayor 1,000 Page Reading Challenge. The Challenge is part of the Library’s Summer Reading Club and kids can sign up any time at either Library location or online. The program runs through Saturday, July 26, 2025, and includes a lot of prizes and ends with a pizza party for those who make the 1,000 Page goal. See details at www.cityofmesquite.com/Library.

8. Mayor Alemán encouraged citizens to attend the next Town Hall Tuesday Meeting on July 15, 2025, from 6:30 p.m. to 7:30 p.m., at City Hall, 757 North Galloway Avenue, in Training Rooms A & B, to discuss the City’s budget.

9. Mayor Alemán announced that Downtown Mesquite has been recognized for the 6th consecutive year as a Nationally Accredited Main Street program by Main Street America. He recognized Downtown Development Manager Beverly Abell and Downtown Development Coordinator James Johnson and their team for this outstanding achievement.

CITIZENS FORUM

1. Linda Agonizante, 720 Paula Court, expressed appreciation to the Mesquite Police Department for assistance they provided for her father.
2. Ryan Wilhelms, 924 Windbell Circle, expressed support for breaking pay parity between the Mesquite Police Department and Mesquite Fire Department.
3. Tammy Jo Strong, 1713 Cool Springs Drive, invited citizens to attend the Paschall Park Butterfly Trail Grand Opening and Ribbon Cutting, hosted by Keep Mesquite Beautiful, Inc., on Saturday, June 21, 2025, from 10:00 a.m. to Noon.

CONSENT AGENDA**Approval of the Consent Agenda**

Ms. Rodriguez-Ross moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Murden and approved unanimously.

- 2** Minutes of the regular City Council meeting held June 2, 2025.

Approved on the Consent Agenda.

- 3** An ordinance amending Chapter 9, Section 9-195, of the City Code by prohibiting parking at any time on both sides of Highland Village Drive from North Galloway Avenue to North Ebrite Street.

Approved on the Consent Agenda.

Ordinance No. 5171, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 9, SECTION 9-195 OF THE MESQUITE CITY CODE BY PROHIBITING PARKING AT ANY TIME ON BOTH SIDES OF HIGHLAND VILLAGE DRIVE FROM NORTH GALLOWAY AVENUE TO NORTH EBRITE STREET; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE THEREOF. (Ordinance No. 5171 recorded in Ordinance Book No. 134.)

- 4** An ordinance amending Chapter 9, Section 9-243(c), of the City Code by prohibiting commercial vehicles on Faithon P. Lucas, Sr., Boulevard., between East Scylene Road and McKenzie Road.

Approved on the Consent Agenda.

Ordinance No. 5172, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 9, SECTION 9-243(c) OF THE MESQUITE CITY CODE BY PROHIBITING COMMERCIAL VEHICLES ON FAITHON P. LUCAS, SR. BOULEVARD BETWEEN EAST SCYENE ROAD AND MCKENZIE ROAD; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE THEREOF. (Ordinance No. 5172 recorded in Ordinance Book No. 134.)

- 5 A resolution adopting revisions to the City of Mesquite Housing Choice Voucher Administrative Plan.

Approved on the Consent Agenda.

Resolution No. 19-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING REVISIONS TO THE CITY OF MESQUITE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN; AND DECLARING AN EFFECTIVE DATE THEREOF. (Resolution No. 19-2025 recorded in Resolution Book No. 70.)

- 6 Bid No. 2025-132 - Purchase of Bucket Truck for Park Services.
(Staff recommends award to Altec Industries, Inc., through Sourcewell Contract No. 110421-ALT, in an amount not to exceed \$153,707.00.)

Approved on the Consent Agenda.

- 7 Authorize the City Manager to finalize and execute a contract with ImageTrend, LLC, through a General Service Administration Cooperative Agreement (GS-35F-365 DA) for licensing, hosting, implementation, maintenance and support of a Fire Records Management System (RMS) and an Electronic Patient Care Reporting (ePCR) and Data Collection System in an annual amount not to exceed \$94,439.00 for Year One. The term of the contract is for a one-year period, with four additional one-year renewal options, for a total contract value of \$442,817.57. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.

Approved on the Consent Agenda.

- 8 Authorize the Mayor to finalize and execute an Interlocal Agreement with the Town of Sunnyvale for the operation, maintenance and coordination of traffic signals and associated data sharing.

Approved on the Consent Agenda.

- 9 Approve the purchase of property located at 211 West Main Street, Mesquite, Texas (Property) from DPC Cedars LLC (Seller) for the purchase price of \$289,000.00 and related closing costs and authorizing the City Manager to execute all other documents and take all other actions necessary or requested to consummate the closing and purchase of the Property.

Approved on the Consent Agenda.

- 10 Approve the purchase of property located at 105 South Broad Street, Mesquite, Texas (Property) from DPC Cedars LLC (Seller) for the purchase price of \$800,000.00 and related closing costs and authorizing the City Manager to execute all other documents and take all other actions necessary or requested to consummate the closing and purchase of the Property.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

CONSIDERATION OF A RESOLUTION

- 11 Consider a resolution approving the Mesquite Quality of Life Corporation budget for Fiscal Year 2025-26.

Alberto Rivera, Manager of Economic Development, presented the MQOLC budget for Fiscal Year 2025-26.

Mr. Casper moved to approve Resolution No. 20-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE MESQUITE QUALITY OF LIFE CORPORATION BUDGET FOR THE FISCAL YEAR 2025-26; AND DECLARING AN EFFECTIVE DATE THEREOF. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 20-2025 recorded in Resolution Book No. 70.)

PUBLIC HEARINGS

- 12 Conduct a public hearing to receive citizen input regarding the proposed 2025-2026 Community Development Block Grant Program (CDBG) budget and Annual Action Plan.

A public hearing was held to receive citizen input regarding the proposed Fiscal Year 2025-2026 Community Development Block Program (CDBG) budget and Annual Action Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare an Annual Action Plan in order to receive federal housing and community development funding. This year's grant is in the amount of \$1,047,108.00 and the total amount requested is \$643,840.00. The Action Plan designates the City's proposal on how to spend the grant funds in a given program year to meet the priorities and needs identified in the Consolidated Plan. The 2025-2026 Annual Action Plan states how the City plans to allocate the CDBG funds for Fiscal Year 2026.

Mr. Cao stated that this is the first of two required public hearings to provide opportunity for resident input regarding the proposed 2025-2026 CDBG budget. A final public hearing will be conducted on Monday, July 21, 2025, during the City Council meeting to receive comments from interested parties regarding project allocations for the 2025-2026 CDBG program year.

1. David Shallenberger, 4869 Gus Thomasson Road, representing the Boys and Girls Club of Mesquite, stated that the Boys and Girls Club has been located in Mesquite for over 40 years. They serve kids ages 6 to 18 with a safe after school program providing hot meals, homework assistance, tutoring, college prep, health and wellness programs and other activities. They are open 3:00 p.m. to 7:00 p.m. during the school year and 7:30 a.m. to 5:30 p.m. all summer. Currently, they are serving approximately 83 kids each month.

2. Vivian Johnson, 4538 Live Oak Drive, expressed support for the Boys and Girls Club.

No others appeared regarding the proposed Fiscal Year 2025-2026 Community Development Block Program (CDBG) budget and Annual Action Plan.

Ms. Rodriguez-Ross left the meeting.

13

Conduct a public hearing to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

A public hearing was held to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare a three-to-five-year Consolidated Plan in order to receive federal housing and community development funding. The Consolidated Plan is a collaborative process where resident input and strategic planning take place to establish a unified vision for the housing and community development needs and goals for the next five years.

Mr. Cao stated that this is the first of two public hearings. As required, a Public Notice was published on January 23, 2025, in the Daily Commercial Record newspaper for a comment period for the Consolidated Plan. A draft version of the Consolidated Plan is available for public viewing at the Community Services Building. The public comment period began on June 15, 2025, and will end on July 21, 2025. A second and final public hearing is scheduled for July 21, 2025. The City Council will also consider a resolution to approve the PY25 - 29 Community Development Block Grant Consolidated Plan during that same meeting.

No one appeared regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

14

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0393, submitted by John Droblyn with Droblyn Holdings, LLC, for a change of zoning from Planned Development (PD) - Commercial (Ordinance No. 4653) within the Town East Retail and Restaurant Area (TERRA) Overlay District to PD - Commercial (Ordinance No. 4653) within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow the sale of used clothing as a permitted use at 1645 North Town East Boulevard, Unit 503.

(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 with certain stipulations.)

A public hearing was held for Zoning Application No. Z0425-0393.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is seeking a Conditional Use Permit (CUP) to sell used clothing and accessories at 1645 North Town East Boulevard, Unit 503. Uptown Cheapskate is a resale clothing store where individuals can sell their gently used clothing and accessories for cash or store credit, while shoppers can purchase standard apparel items. Although the business intends to sell pre-owned clothing, Uptown Cheapskate will have the appearance of a traditional retailer selling new items and specializing in popular name-brand merchandise. Uptown Cheapskate has multiple locations across the Dallas - Fort Worth Metroplex.

Mr. Bailey stated that CUPs help ensure used merchandise stores meet community standards for aesthetics and quality, with conditions that promote clean, organized displays and minimize visual differences between new and gently used items.

Ms. Rodriguez-Ross entered the meeting.

Applicant John Droblyn, franchise owner, introduced his daughter, Ashley, as the Store Manager. Mr. Droblyn stated that Uptown Cheapskate has 14 locations across the DFW Metroplex and they specialize in very high end and gently used clothing and accessories. Customers are invited to bring merchandise to sell to the store and the store will make an offer to purchase the merchandise or offer up to a 25 percent increase in store credit. Usually only 10 percent of the items brought in are selected for resale. Any items of clothing not accepted for resale may be picked up by the customer or the store will donate the items to a local charity.

No one appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0425-0393, as recommended by the Planning and Zoning Commission with the following stipulations, and adding Stipulation No. 8 as follows:

1. The used merchandise shall be limited to gently used clothing and accessories. It shall not include the sale of any other used merchandise.
2. Merchandise display shall be orderly and similar in style to typical displays at general merchandise and department stores.
3. No display of used merchandise shall be permitted outside the establishment.
4. All display merchandise shall be clean and operational. The display of severely damaged items is prohibited.
5. Handwritten labels shall not be used or permitted.
6. Previously-owned merchandise shall be marked as such.
7. Three convictions for violation of this CUP during any 12-month period shall result in the automatic revocation of this CUP. In this event, prior to revocation of the CUP, the Building Official shall revoke the Certificate of Occupancy ("CO") for the use due to repeated violations. All applicable procedures shall be completed for revocation of the CO before the owner is notified that the sale of used merchandise is no longer authorized under this CUP.
8. The CUP is approved solely for John Droblyn and Droblyn Holdings, LLC, conducting business as an Uptown Cheapskate franchisee, and the CUP shall not be transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application to continue the CUP and any such application shall require the procedures outlined in the Mesquite Zoning Ordinance for initial approval of a CUP.

And to approve Ordinance No. 5173, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT - COMMERCIAL (ORDINANCE NO. 4653) WITHIN THE TOWN EAST RETAIL AND RESTAURANT AREA ("TERRA") OVERLAY DISTRICT TO PLANNED DEVELOPMENT - COMMERCIAL (ORDINANCE NO. 4653) WITHIN THE TERRA OVERLAY DISTRICT WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW THE SALE OF USED CLOTHING AS A PERMITTED USE ON PROPERTY LOCATED AT 1645 NORTH TOWN EAST BOULEVARD, UNIT 503, WITH CERTAIN STIPULATIONS; REPEALING ALL OTHER

ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5173 recorded in Ordinance Book No. 134.)

15

Conduct a public hearing and consider a resolution approving a First Amendment to an Economic Development Program Agreement (Chapter 380 Agreement) between the City of Mesquite and TDI Valleybrooke, LLC, regarding an extension to the agreement term, revising maintenance responsibilities and changes to the incentive payment terms, and authorizing the City Manager to finalize, execute and administer the First Amendment and to take all actions necessary or advisable to complete the transactions contemplated by the First Amendment.

A public hearing was held to consider a resolution approving a First Amendment to an Economic Development Program Agreement (Chapter 380 Agreement) with TDI Valleybrooke, LLC..

Cliff Keheley, City Manager, stated that the City entered into a Chapter 380 Agreement with the developer of the Valleybrooke Development in 2021. The agreement outlined an exchange of City property to enhance the development, and the developer agreed to construct trails adjacent to the future Copeland Park as an amenity for the subdivision and other residents in the area.

Mr. Keheley stated that due to remediation of portions of the property, not provided by the City, the developer encountered significant delays in starting the project. With the completion of Phase One of the development, the developer requested the City consider changes to the initial agreement to reflect changes to the concept plan that better reflect the location of trails required by the City. It was also determined that the Valleybrooke Homeowners Association (HOA) should be responsible for maintenance of trails on HOA property. The amendment under consideration will address the following changes:

1. Changing the starting date for the first home from September 2024 to January 2025.
2. Changing the date for completion of all improvements including amenities and trails to July 2026.
3. Revisions to address HOA responsibility for maintenance of trails.
4. Updates to the trail plan.
5. Addition of an access easement to ensure public access to trails in the subdivision.
6. Changing the incentive payment of \$271,000.00 from one payment to two payments with one half of the incentive to be paid now at the completion of Phase One of the project and the second payment to be paid with the completion of all amenities and after the completion of the 200th home.

All deadlines remain September 20, 2031.

No one appeared regarding the proposed resolution.

Mr. Murden moved to approve Resolution No. 21-2025, 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 A FIRST AMENDMENT TO AN ECONOMIC DEVELOPMENT PROGRAM CHAPTER 380 AGREEMENT WITH TDI VALLEYBROOKE LLC, REGARDING THE CONSTRUCTION AND DEVELOPMENT OF THE PROPERTY LOCATED AT 2400, 2402, 2404, AND 2800 MESQUITE VALLEY ROAD, IN THE CITY OF MESQUITE, TEXAS; AND AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE AND ADMINISTER THE FIRST AMENDMENT TO THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Casper and approved unanimously. (Resolution No. 21-2025 recorded in Resolution Book No. 70.)

Ms. Rodriguez-Ross left the meeting.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:11 P.M.

Mayor Alemán 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. 19 – Discuss acquisition of property along Lee Street and Longview Street.); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:19 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:19 P.M.

Mayor Alemán 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 (Contemplated litigation against recent purchasers of multifamily properties); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:28 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting was adjourned at 8:28 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor