



City of Mesquite, Texas

Minutes - Final City Council

Monday, December 15, 2025

5:00 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 - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive presentation regarding the Recreation Center Feasibility Study.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:09 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 (Legal advice regarding nuisance abatement action and Receive update on pending litigation cases); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:36 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:36 P.M.

Mayor Alemán announced that the City Council would meet 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 (Review of City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:57 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:01 P.M.**INVOCATION**

Stanley Viquez, Pastor, Iglesia Mundo de Fe, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Project LEAD Class.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that winter weather can be deadly, and the WARM program needs your help. WARM stands for "Weather Activated Relief for Mesquite." The program provides temporary accommodations for unsheltered individuals during extreme weather conditions. WARM is sponsored by Sharing Life, but more financial donations are needed. Please visit Sharing.Life/WARM to donate and learn more.
2. Mr. Green stated that this holiday season, avoid attracting pests and paying for expensive plumbing repairs by properly disposing of food waste. Put trash out the day of your trash collection instead of letting it sit overnight. Consider freezing your food waste until collection day. Also, scrape cooked grease or fat into the trash, or pour it into a closed-lid container and throw away – not down the drain. Residents may recycle used cooking oil for free at the City of Mesquite Convenience Center, 3550 Lawson Road.
3. Ms. Rodriguez-Ross stated that parents are always looking for fun activities for their children during winter break from school. The City provides fun and affordable camps. Kids in Kindergarten through 5th Grade can gather with friends, play games and sports, and make crafts at Winter Break Camps. The Camps will be held from Monday, December 22, 2025, to Friday, January 2, 2026, in two sessions. Camp will not be offered on Christmas Day, the day after Christmas or New Year's Day. Parents can register their kids for a few days or the whole week. Camps will be held at Dunford Recreation Center, 1015 Green Canyon Drive, and Rutherford Recreation Center, 900 Rutherford Drive, from 7:00 a.m. to 6:00 p.m.
4. Ms. Rodriguez-Ross announced that the Mesquite Police Association (MPA) is holding the first-ever Christmas Light Challenge. Submit your address or a neighbor's address to be entered into the competition. Throughout December, officers will visit participating locations to admire and judge the displays. The MPA will award the winners with gift cards to local Mesquite businesses.
5. Mr. Smith stated that we want all of you to have a happy and safe New Year's Eve celebration. That's why we're reminding everyone that it is illegal to possess or use fireworks in the City of Mesquite. And it's illegal to discharge firearms into the air, with penalties ranging from fines to jail time. Also, driving while intoxicated (DWI) is costly in many ways – from steep fines to jail time to loss of life. The Police and Fire Departments will deploy special units on New Year's Eve to keep us safe. Citizens can help by reporting fireworks violations, gunfire, and suspected DWI activity.
6. Mr. Murden stated that Christmas is next week and if you still have some shopping to do, shop local. When you "shop local" and spend dollars in Mesquite, it contributes to the local economy. Sales tax revenue makes up about 28 percent of the City's general fund, which provides the financial resources for most City services for residents and their families including fire trucks, parks and most importantly – roads and streets. Also, you'll spend less time sitting in traffic if you check out the alternate driving directions map that is posted at www.cityofmesquite.com/ShoppingRoutes.

7. Mayor Alemán recognized Director of Parks and Recreation Elizabeth Harrell and the Parks and Recreation staff for their dedication to making Christmas on the Square and Christmas in the Park very successful events.

8. Mayor Alemán stated that City offices will be open on Christmas Eve, December 24, 2025. Offices will be closed on Christmas Day, December 25, and the day after Christmas, December 26, 2025. There are a few exceptions to that – there will be some service impacts during this time. For the most detailed and up to the minute information, visit www.cityofmesquite.com/holidays.

9. Mayor Alemán thanked all City employees, especially those who are working while everyone else is off with family and friends. Fire, Police, Dispatch and Public Works employees will be working shifts and responding to emergency calls this holiday season. Whenever you gather with your loved ones, I encourage you to reflect on all your blessings. We have so much to be grateful for. And we're looking forward to all the great things that will happen in the City of Mesquite in the new year.

10. Mr. Boroughs stated that this is his last City Council meeting. He has served as City Councilmember, Place 6, for 2 years and City Councilmember, Place 4, for 6 ½ years. He thanked his wife, Pam, for standing behind him and supporting him for the last 8 ½ years. He thanked his brother, who was his business partner at a sign company, for his patience and understanding as he was elected to the City Council. He thanked former Mayor Stan Pickett, former Councilmembers Greg Noschese and Robert Miklos and current Councilmember Jeff Casper for their guidance over the years. He thanked the citizens of Mesquite for backing him for four terms. He thanked City Manager Cliff Keheley and City staff for their support and guidance. Mr. Boroughs commented on the many accomplishments made in the City of Mesquite while he served on the City Council.

CITIZENS FORUM

1. Rodney Fenimore, 4417 Ivy Drive, spoke regarding a November 3, 2025, complaint.
2. Debbie Anderson, 2729 Ash Creek, expressed appreciation to Councilmember Tandy Boroughs for this many years of service on the City Council.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Boroughs 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 December 1, 2025.

Approved on the Consent Agenda.

- 3** An ordinance amending the City Code, by revising various articles and sections in Chapter 20 (Boards, Commissions, and Committees), related to term limits for both the Civil Service Commission and Personnel & Trial Boards; Landmark Commissioners term limits; changing the membership of the Capital Improvements Advisory Committee (CIAC); Building Standards Board membership criteria; and voting calculation.

Approved on the Consent Agenda.

Ordinance No. 5220, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE CITY CODE BY REVISING VARIOUS ARTICLES AND SECTIONS IN CHAPTER 20 (BOARDS, COMMISSIONS, AND COMMITTEES) RELATED TO TERM LIMITS FOR BOTH THE CIVIL SERVICE COMMISSION AND

PERSONNEL AND TRIAL BOARDS; LANDMARK COMMISSIONERS TERM LIMITS; CHANGING THE MEMBERSHIP OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC); BUILDING STANDARDS BOARD MEMBERSHIP CRITERIA; AND VOTING CALCULATIONS; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Ordinance No. 5220 recorded in Ordinance Book No. 136.)

- 4 A resolution approving a Five-Year Capital Improvements Budget for the Spradley Farms Improvement District of Kaufman County and waiving the requirement for the District to assess an ad valorem tax for debt service at a rate of not less than \$0.38 per \$100 of taxable assessed valuation.

Approved on the Consent Agenda.

Resolution No. 59-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING A FIVE-YEAR CAPITAL IMPROVEMENTS BUDGET FOR THE SPRADLEY FARMS IMPROVEMENT DISTRICT OF KAUFMAN COUNTY AND WAIVING THE REQUIREMENT FOR THE DISTRICT TO ASSESS AN AD VALOREM TAX FOR DEBT SERVICE AT A RATE OF NOT LESS THAN \$0.38 PER \$100 OF TAXABLE ASSESSED VALUATION. (Resolution No. 59-2025 recorded in Resolution Book No. 74.)

- 5 A resolution authorizing the City Manager to finalize, execute, and administer the Interlocal Agreement for Mobile Food Unit Inspections between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Mesquite for the purpose of Mesquite being an authorized inspection and permitting location site for mobile food units and roadside vendors seeking a Dallas County Mobile Food Unit (MFU) Permit and authorizing the City Manager to enter into Memorandum of Understandings with other Dallas County cities to grant reciprocity for the purpose of recognizing another jurisdiction's fire safety MFU inspection and authorizing the City Manager to take such other actions and execute such other documents as are necessary or advisable to consummate the transactions contemplated by the agreement(s).

Approved on the Consent Agenda.

Resolution No. 60-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, WHEREBY THE CITY COUNCIL AUTHORIZES THE CITY MANAGER TO FINALIZE, EXECUTE, AND ADMINISTER AN INTERLOCAL AGREEMENT FOR MOBILE FOOD UNIT INSPECTIONS BETWEEN DALLAS COUNTY, ON BEHALF OF DALLAS COUNTY HEALTH AND HUMAN SERVICES, AND CITY OF MESQUITE FOR THE PURPOSE OF MESQUITE BEING AN AUTHORIZED INSPECTION AND PERMITTING LOCATION SITE FOR MOBILE FOOD UNITS AND ROADSIDE VENDORS SEEKING A DALLAS COUNTY MOBILE FOOD UNIT ("MFU") PERMIT; AND ALSO AUTHORIZING THE CITY MANAGER TO ENTER INTO MEMORANDUM OF UNDERSTANDINGS ("MOUs") WITH OTHER DALLAS COUNTY CITIES TO GRANT RECIPROCITY FOR THE PURPOSE OF RECOGNIZING ANOTHER JURISDICTION'S FIRE SAFETY MFU INSPECTION; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH OTHER ACTIONS AND EXECUTE SUCH OTHER DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT(S). (Resolution No. 60-2025 recorded in Resolution Book No. 74.)

- 6 RFP No. 2025-174 - Annual Contract for Uniform Rental Services &

Accessories.

(Staff recommends award to Cintas Corporation No. 2 and to authorize the City Manager to finalize and execute a contract in an amount not to exceed \$235,747.98. The term of the 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 the annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

7

Bid No. 2026-018 - Purchase of Lenco BearCat.

(Staff recommends award to Lenco Industries, Inc., through the U.S. General Services Administration (GSA) Cooperative Purchasing Program Contract No. GS-07F-169DA, in an amount not to exceed \$391,068.00. This item was postponed at the November 17, 2025, City Council meeting.)

Approved on the Consent Agenda.

8

Bid No. 2026-021 - Managed Detection and Response Service for Rapid 7 Cybersecurity.

(Staff recommends award to SHI Government Solutions, through the Texas Department of Information Resources, Contract No. DIR-CPO-5241, in an amount not to exceed \$155,550.00.)

Approved on the Consent Agenda.

9

Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-014, Mesquite Heritage Trail Phase II (Gross Road to Towne Centre Drive), with Urban Infraconstruction, LLC, in the amount of \$102,760.00.

Approved on the Consent Agenda.

10

Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the Office of the Under Secretary of Defense for Personnel and Readiness of the U.S. Department of Defense (DoD) for the City of Mesquite Police Department's participation in the DoD SkillBridge Program.

Approved on the Consent Agenda.

11

Approve Amendment No. 1 to the 2025-26 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$27,500.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

12

Consider appointment of one member (Position No. 2) to the Personnel/Trial Board for a term to expire December 31, 2028, and confirmation of appointment by the City Manager to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission.

Mr. Casper moved to appoint Patricia DeLaGarza (Position No. 2) to the Personnel/Trial Board for a term to expire December 31, 2028, and to confirm appointment by the City Manager of Patricia DeLaGarza to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission. Motion was seconded by Boroughs approved unanimously.

PUBLIC HEARINGS

13

Conduct a public hearing and consider an ordinance of Zoning Application No. Z1125-0428 submitted by KCG Companies, LLC, for a change of zoning to amend Planned Development Ordinance No. 5198 to adjust the unit mix for the senior living multifamily development by increasing the number of one-bedroom units from 129 to 135 and reducing the number of two-bedroom units from 131 to 125, located at 2235 East Glen Boulevard.

(One response in favor and none 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. Z1125-0428.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a change of zoning to amend Planned Development (PD) Ordinance No. 5198 that was approved on September 15, 2025, to modify the approved unit mix for Avanti Hills, a four-story, 260-unit senior (55+) multifamily community on approximately 11 acres at the northwest corner of East Glen Boulevard and Clay Mathis Road. During final building design, the unit mix was adjusted to increase one-bedroom units from 129 to 135 and decrease two-bedroom units from 131 to 125 to better fit the building configuration in accordance with the concept plan and City-adopted building and fire codes. The total number of units (260) remains unchanged. No other modifications to PD Ordinance No. 5198 are requested.

Applicant Alan Naul, representing KCG Companies, LLC, stated that the only change in the Planned Development is the number of one-bedroom and two-bedroom units. While working on the detailed architectural plans with City Staff and the Fire Marshall, it was decided that one-bedroom units suited certain areas better than two-bedroom units.

No one appeared regarding the proposed application.

Mr. Murden moved to approve Zoning Application No. Z1125-0428, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5221, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE PLANNED DEVELOPMENT ORDINANCE NO. 5198 TO ADJUST THE UNIT MIX FOR THE SENIOR LIVING MULTIFAMILY DEVELOPMENT BY INCREASING THE NUMBER OF ONE-BEDROOM UNITS FROM 129 TO 135 AND REDUCING THE NUMBER OF TWO-BEDROOM UNITS FROM 131 TO 125 ON PROPERTY LOCATED AT 2235 EAST GLEN BOULEVARD; REPEALING ALL 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 Ms. Rodriguez-Ross and approved unanimously.

14

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, execute and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and Fritz Industries Inc. ("Company"), and granting the Company certain economic development incentives, and 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 administer the agreement on behalf of the City.

Ms. Rodriguez-Ross abstained from discussion on this item and left the meeting.

A public hearing was held to consider a resolution approving a Chapter 380 Economic Development Performance Agreement with Fritz Industries Inc.

City Manager Cliff Keheley, stated that the City of Mesquite proposes to enter into a Chapter 380 Economic Development Performance Agreement with Fritz Industries Inc. to support the company's expansion within Mesquite. The company was founded in 1956 and has grown into an international manufacturing and distributing company serving thousands of commercial and industrial customers worldwide. Fritz Industries consolidated its headquarters, research and development, and all Texas operational functions into a single central location within the community at 500 North Sam Houston Road and 2900 Executive Boulevard.

Mr. Keheley stated that the proposed agreement includes a one-time \$100,000.00 cash grant paid upon execution of the agreement. In addition, the City of Mesquite would provide a twenty-five percent property tax rebate on the increased land and real property valuation above the 2023 base year for a period of ten years, and a fifty percent property tax rebate on increased business personal property valuation above the 2023 base year for a period of ten years, both beginning with the 2025 tax period.

Mr. Keheley stated that the total maximum incentive available to Fritz Industries under this agreement is \$600,000.00. The agreement requires the company to remain in continuous business operation in Mesquite for a minimum of ten years from the date of execution. During this period, Fritz Industries must maintain its headquarters, research and development, and manufacturing functions in Mesquite and continue to occupy both 500 North Sam Houston Road and 2900 Executive Boulevard. As part of the agreement, Fritz Industries will also release the City of Mesquite from liability related to past water and sewer bills associated with the properties.

Applicant Michael Kovar, Vice President and Chief Financial Officer of Fritz Industries Inc., stated that Fritz industries has closed a 250,000-square-foot facility in Greenville and relocated the research and development office from Houston to Mesquite. Fritz Industries commitment is to continue to grow and provide opportunities for employment within the City.

No one appeared regarding the proposed resolution.

Mr. Green moved to approve Resolution No. 61-2025, 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, EXECUTE, AND ADMINISTER A CHAPTER 380 ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT ("AGREEMENT") FOR SUCH PURPOSES BY AND BETWEEN THE CITY OF MESQUITE ("CITY") AND FRITZ INDUSTRIES, INC. ("COMPANY"), AND GRANTING TO THE COMPANY CERTAIN ECONOMIC DEVELOPMENT INCENTIVES; AND 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 ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Casper. On call for a vote on the motion, the following votes were cast:

Ayes: Green, Casper, Alemán, Boroughs, Smith, Murden

Nays: None

Abstention: Rodriguez-Ross

Motion carried. (Resolution No. 61-2025 recorded in Resolution Book No. 74.)

Ms. Rodriguez-Ross entered the meeting.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:01 P.M.

Mayor Alemán announced that the City Council would meet 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 (Review of City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:27 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Boroughs moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:27 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor