



City of Mesquite, Texas

Minutes - Final City Council

Monday, August 4, 2025

5:10 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 - 5:10 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Discuss the proposed budget and tax rate for Fiscal Year 2025-26.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:35 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. 13 – Discuss purchase of property located at Clay Mathis Road and Faithon P. Lucas, Sr., Boulevard; and Item No. 14 – Discuss the purchase of property on South Ebrite Street); whereupon the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 7:00 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:05 P.M.

INVOCATION

David Gill, Chief of Police, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Sharing Life Community Outreach.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that students across Mesquite will return to school next week, and the entire Council wishes everyone a great school year! To keep the community safe, we're asking drivers to pay extra attention in school zones and at crosswalks. That means no texting while driving, no cell phone usage in crosswalks, watch for pedestrians when driving near schools, stop for school buses, and please, "Drive Like Your Family Lives Here."

2. Mr. Green announced that the Mesquite Animal Shelter is once again participating in the National Clear the Shelters campaign. On Saturday, August 23, 2025, from 10 a.m. to 5:30 p.m., the Shelter will host a special one-day adoption event – waiving all fees. Besides the one-day event, the Shelter is offering a spin-the-wheel promotion for all available animals in August. After choosing the perfect pet, adopters can spin the wheel to see what the fee will be – ranging from \$40.00 to \$10.00. Visit www.cityofmesquite.com/AnimalServices to learn more. Also, the Annual Doggie Splash Day will be held on Saturday, August 9, 2025, from 9:00 a.m. to Noon, at Vanston Pool, 2913 Oates Drive. Lifeguards will be on duty, so come join the fun with lots of contests and memorable moments. Visit www.cityofmesquite.com/DoggieSplashDay for details about requirements and admission prices.
3. Ms. Rodriguez-Ross stated that the Mesquite Arts Center has new sculptures on its campus. The three outdoor pieces were created by Dallas-based artist Scott Shubin. There also will be small mock-ups of sculptures and wall sculptures on display inside the Chamber Gallery. Mr. Shubin makes sculptures out of metals, found objects, and stone. His works have been displayed in many galleries and shows, but you also may have seen some at the Dallas Cowboys complex, the State Fair of Texas grounds, or along Botham Jean Boulevard in Dallas. The exhibit will be on display at the Arts Center through Monday, September 22, 2025.
4. Mr. Boroughs announced that from now until Labor Day, military personnel and their families can enjoy free admission to the City's two historic parks – Florence Ranch Homestead, 1424 Barnes Bridge Road, and Opal Lawrence Historical Park, 711 East Kearney Street. Through the national Blue Star Museum program, active-duty service members and up to five family members can visit museums, zoos, and nature centers across the country at no cost. He thanked Historic Mesquite, Inc., for participating in this program again this year and for helping us show our appreciation for those who serve our country.
5. Mr. Smith invited citizens to stop by the Historic Mesquite Volunteer Open House on Wednesday, August 13, 2025, from 10:00 a.m. to Noon, at Opal Lawrence Historical Park. Learn about the volunteer program which includes volunteer positions such as tour guides, assistants to help take care of the historic houses and museum's collection, and grounds and maintenance helpers.
6. Mr. Murden stated that many North Texas cities including Mesquite have noticed a rise in homelessness in their communities. To address this important issue, the City has launched a campaign encouraging residents to "Give Wisely." And to increase public awareness, signs have been installed at key intersections in Mesquite urging people to work with us instead of giving to panhandlers. We know that many of you want to help... and we're glad. But the experts tell us that giving cash or items directly to the unhoused may actually cause the cycle of homelessness to continue and keep people from getting the long-term help they need. The City has staff, resources, and partners available to help connect unhoused individuals with shelters, support agencies, and their family members or friends.
7. Mayor Alemán recognized former Mayor Bruce Archer who was in attendance at tonight's meeting.
8. Mayor Alemán stated that this past Saturday, a wrap-up celebration was held for the Summer Reading Club and Mayor's 1,000-Page Reading Challenge. Of the 730 kids who participated in the reading club, more than 262 read 1,000 pages or more. We are so proud of them! Congratulations to these young readers and thank you to all the parents who encouraged them and read with them. I also want to say a huge "thank you" to the Library staff and volunteers who made this program possible. And of course, we appreciate the financial support of the Friends of the Mesquite Public Library. The Library has great events and programs throughout the year for readers of all ages.
9. Mayor Alemán stated that in the last two weeks, we have experienced something no community should ever have to endure – two tragic shootings involving teenagers, resulting in the loss of young lives. I want our citizens to know that these are not random acts of violence. The suspects and the victims in these incidents knew each other well. They were 15- and 16-year-olds who had guns. On behalf of the City of Mesquite, I offer my deepest condolences to the families who are grieving, and to the friends, classmates, and neighbors whose lives have been shaken by the recent tragedies on

Pecan Creek Drive and Rusk Drive.

CITIZENS FORUM

1. Keyaira Braxton, 3047 Fallbrook Drive, Rockwall, stated that she will have a mobile kitchen, promoting nutritious meals and seating up to 12 individuals, at the Culinary Community Kitchen, 4401 North Beltline Road. The grand opening is Saturday, August 30, 2025.
2. Luke Christopherson, 924 Windbell Circle, spoke regarding policy pay.
3. Tammy Jo Strong, 1713 Cool Springs Drive, stated that Calvary Temple Community Church, 1401 Clay Mathis Road, will host a stop gun violence meeting tomorrow night, August 5, 2025, at 7:00 p.m.

CONSENT AGENDA

Approval of the Consent Agenda

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

- 2** Minutes of the regular City Council meeting held July 21, 2025.

Approved on the Consent Agenda.

- 3** A resolution authorizing the City Manager to execute an Interlocal Agreement with the City of Wylie to establish a cooperative purchasing program between the two cities.

Approved on the Consent Agenda.

Resolution No. 27-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF WYLIE TO ESTABLISH A COOPERATIVE PURCHASING PROGRAM BETWEEN THE TWO CITIES. (Resolution No. 27-2025 recorded in Resolution Book No. 70.)

- 4** Bid No. 2025-177 - Purchase of Four System Management and Remote Telemetry (SMART) Hydro-guard Auto Flushers.
(Staff recommends award to Core & Main, through Houston-Galveston Area Council (HGAC) Contract No. WM09-20, in an amount not to exceed \$147,506.68.)

Approved on the Consent Agenda.

- 5** Authorize the City Manager to finalize and execute Change Order No. 1 to RFQ No. 2023-139, Materials Testing Services for Fire Station No. 8, with Terracon Consultants, Inc., in the amount of \$29,867.00.

Approved on the Consent Agenda.

- 6** Authorize the City Manager to finalize and execute Change Order Nos. 1, 2 and 3 to Bid No. 2023-141 - Construction Services for Construction of New Fire Station No. 2 with AUI Partners, LLC, for additional services in the total amount of \$533,072.26.

Approved on the Consent Agenda.

END OF CONSENT AGENDA**PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES AND ITEMS
RELATING TO THE FISCAL YEAR 2025-26 BUDGET:**

- 7 Conduct a public hearing to receive input from citizens regarding the proposed Fiscal Year 2025-26 budget.

A public hearing was held to receive input from citizens regarding the proposed Fiscal Year 2025-26 budget.

Ted Chinn, Director of Finance stated that this is a State-law-mandated public hearing on the proposed Fiscal Year 2025-26 budget that must be held before the date that the tax rate is adopted, since a city must levy taxes only in accordance with its budget. The City Council held two previous public hearings on July 7, 2025, and July 21, 2025. In accordance with State law, the City Council must take action on the budget at the conclusion of this public hearing, either to vote separately to adopt the budget and also vote to "ratify" the increase in property tax revenue, or vote to postpone adoption of the budget and vote to postpone ratification of the increase in property tax revenue until the August 18, 2025, City Council meeting.

Mr. Chinn stated that State law requires a separate vote to ratify any increase in property tax revenue as reflected in the budget. Next year's proposed budget estimates an increase of \$3,238,000.00 (3.5 percent) in property tax revenue and thus requires a separate vote to ratify the increase in property tax revenue. This vote to ratify the property tax revenue increase is separate and apart from any vote to adopt the budget or vote to adopt the tax rate. The vote to adopt the tax rate (tax levy) is scheduled for the August 18, 2025, City Council meeting.

(1) Brian Strasert, 2405 Redfield Drive, expressed opposition to breaking pay parity between the Mesquite Police Department and Mesquite Fire Department.

(2) Luke Christopherson, 924 Windbell Circle, expressed support for breaking pay parity between the Mesquite Police Department and Mesquite Fire Department.

No others appeared regarding the proposed Fiscal Year 2025-26 budget.

- 8 An ordinance providing funds for the 2025-26 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year 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 budget.

Mr. Casper stated "I move to postpone consideration of this item to the August 18, 2025, City Council meeting, at 7:00 p.m., in the Council Chamber of City Hall, 757 North Galloway Avenue, Mesquite, Texas." Motion was seconded by Mr. Murden and approved unanimously.

- 9 An ordinance ratifying the property tax revenue increase reflected in the 2025-26 Fiscal Year budget for said period.

Mr. Casper stated "I move to postpone consideration of this item to the August 18, 2025, City Council meeting, at 7:00 p.m., in the Council Chamber of City Hall, 757

North Galloway Avenue, Mesquite, Texas." Motion was seconded by Mr. Green and approved unanimously.

10

Consider and act on a proposed ad valorem tax rate for Fiscal Year 2025-26 and call a public hearing for August 18, 2025, on the proposed Fiscal Year 2025-26 ad valorem tax rate.

Mr. Casper stated "I move that, upon proper notice and final adoption after the public hearing is held, property taxes be increased by the adoption of a tax rate for Fiscal Year 2025-26 not to exceed \$0.7500 per \$100 of valuation. The public hearing to consider this rate will be held on August 18, 2025, at 7:00 p.m. in the Council Chamber at City Hall, 757 North Galloway Avenue, Mesquite, Texas." Motion was seconded by Mr. Boroughs and approved unanimously.

PUBLIC HEARINGS

11

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC, for a change of zoning to amend Planned Development - Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 Interstate Highway 30.

(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. Z0525-0395.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting an amendment to Planned Development (PD) - Industrial Ordinance No. 5119, approved on August 5, 2024, for a 2.5-acre site. The amendment would revise the Concept Plan by adding a 4,875-square-foot flex office building in the southeast corner of the property. The Concept Plan currently includes a 19,000-square-foot flex office/warehouse in the northwest portion. The property owner believes the additional building will make the site more attractive to potential tenants. The development remains intended for mid-sized users and is designed to accommodate single or multiple tenants, offering flexible layout options. No changes are proposed to the list of permitted uses or development standards, and all uses will remain consistent with those allowed in the Industrial zoning district.

Applicant Cash Patel stated that the property is located adjacent to the existing PepsiCo facility. The proposed flex office building will allow for a tenant to have a potential show room. No tenants have been identified at this time.

No one appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0525-0395 as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 5180, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT - INDUSTRIAL ORDINANCE NO. 5119 BY MODIFYING EXHIBIT C (CONCEPT PLAN) TO INCLUDE AN ADDITIONAL FLEX OFFICE BUILDING FOR THE PROPERTY LOCATED AT 1202 IH-30; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND

PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Casper and approved unanimously. (Ordinance No. 5180 recorded in Ordinance Book No. 134.)

12

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 1800 North Town East Boulevard).

(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. Z0525-0401.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit (CUP) to operate a coin-operated game room within Town East Mall, as required by the Mesquite Zoning Ordinance for such uses in the Commercial Zoning District. The proposed coin-operated game room will occupy a 1,962-square-foot tenant space and feature 38 interactive and skill-based machines, including claw machines, capsule toy dispensers, and arcade-style games. Prizes will consist of plush toys and collectibles themed after popular franchises, such as Disney, SpongeBob, and Pokémon, with games designed to appeal to a wide range of ages, including young children. The game room will operate during the mall's standard hours, from 11:00 a.m. to 8:00 p.m.

Applicant Thomas Forbes, representing Gemumori Games, LLC, stated that the proposed game room will have approximately 38 skill-based games. Each game has obstacles to win a prize unlike standard arcade games. Gemumori will be signing a three-year lease with Town East Mall. There will be no employees manning the space during operating hours.

No one appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z0525-0401, as recommended by the Planning and Zoning Commission, with the following stipulations:

1. The CUP is approved solely for Thomas Forbes and Gemumori Games LLC, and the CUP is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the Mesquite Zoning Ordinance (MZO) for initial approval of a CUP.

2. The CUP is granted for a period of three years from the date of the issuance of a Certificate of Occupancy after which it shall expire and terminate, subject to review and renewal at the discretion of the City Council.

And to approve Ordinance No. 5181, AN ORDINANCE OF THE CITY OF MESQUITE,

TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN THE TOWN EAST RETAIL AND RESTAURANT AREA ("TERRA") OVERLAY DISTRICT TO COMMERCIAL WITHIN THE TERRA OVERLAY DISTRICT WITH A CONDITIONAL USE PERMIT ("CUP") TO ALLOW A COIN-OPERATED GAME ROOM AS A PERMITTED USE ON PROPERTY LOCATED AT 2156 TOWN EAST MALL SUBJECT TO 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 Ms. Rodriguez-Ross. On call for a vote on the motion, the following votes were cast:

Ayes: Casper, Rodriguez-Ross, Alemán, Green, Smith, Murden

Nayes: Boroughs

Motion carried. (Ordinance No. 5181 recorded in Ordinance Book No. 134.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:10 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; whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:13 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:13 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 (Discuss review of City Manager); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:30 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. Boroughs and approved unanimously. The meeting adjourned at 8:30 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor

