



City of Mesquite, Texas

Minutes - Final City Council

Monday, October 20, 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 Discuss naming of City facilities.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 5:39 P.M.

- 2 Receive financial statements for period covering October 1, 2024, through June 30, 2025.

Ted Chinn, Director of Finance, presented financial statements for the period covering October 1, 2024, through June 30, 2025.

- 3 Receive Economic Development Department quarterly update.

Kim Buttram, Director of Economic Development, presented an Economic Development Department overview for July 2025 through October 2025. General Economic Development events include hosting the East Side Allies, a Mesquite franchise event, industrial safety event with the Business Retention and Expansion (BRE) team, Manufacturing Day and the Dallas Regional Chamber event. The Dallas County Commissioners Court recognized the Mesquite BRE team for the Manufacturing Day event. Ms. Buttram stated that new business openings and ribbon cuttings include the Feng Cha boba shop, Town East Asian Buffet, Premier Paint Centers, The B Lounge, and 1-Hour Heating and Air Conditioning.

Ms. Buttram presented Economic Development highlights. Mesquite businesses and projects were featured in the Dallas Business Journal and Dallas Innovates. Alberto Rivera, Manager of Economic Development, is currently participating in the Kaufman County Leadership Class due to the expansion of Mesquite into Kaufman County.

Ms. Buttram presented Downtown Development highlights that include partnership projects such as the adopted Downtown Ordinance which has increased developer interest; the Downtown Traffic Calming Project with the Traffic Engineering Department; participation in a high school summer internship

program; and partnering with Mesquite Independent School District on various holiday season projects.

Ms. Buttram introduced Lisett Palma, Economic Development Marketing and Events Specialist, who presented information regarding the Mesquite Young Professionals group. Ms. Palma stated that the Mesquite Young Professionals group launched in May 2025 under the Mesquite Chamber of Commerce in collaboration with the City. The group was designed to foster growth, connection and leadership among young professionals in the community and was established as part of the Economic Development Strategic Plan. The Mesquite Young Professionals have hosted monthly networking and workshop events such as the Launch Event: Margs and Memberships, May 2025; Rodeo Networking Night, June 2025; Lunch Workshop: Resumes that Work, July 2025; Back to School Happy Hour, August 2025; and Pluckers and Pickleball, September 2025.

Ms. Buttram introduced Javan Gonzales, Visit Mesquite Manager, who reviewed the Convention and Visitor's Bureau (CVB) accomplishments during the last 12 months. Visitor numbers have remained consistent over the past year and Mesquite has had 260,000 overnight stays; visitors have spent approximately \$120.5 million in the past 12 months; and the sales tax generated by Mesquite visitors is \$14.9 million. Business travel is the number one drive for travel to Mesquite and most of the travel is from other Texas Cities.

Mr. Gonzales stated that Visit Mesquite social media continues to grow. The Mesquite Championship Rodeo attendance has increased by 18.6 percent compared to 2024, with a total attendance of 55,000. Visit Mesquite 2025 highlights include the launch of the visitor map; re-launch of Foodie Trails; expanded the content creator program; expanded social media ad campaign; and the Convention Center Remodel. Focus areas for 2026 include a new sales campaign; re-launch of Visit Mesquite sales initiatives; community brand development; Mesquite Trailblazers Program; a comprehensive media campaign; and host a Destination Mesquite Annual Meeting.

The Work Session ended at 6:30 p.m.

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

INVOCATION

Shaji Daniel, Pastor, Agape Church, Sunnyvale, Texas.

PLEDGE OF ALLEGIANCE

City of Mesquite Behavioral Health and Hope's Door Staff.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the City is seeking new partners to serve on its boards and commissions. Engaged citizens can volunteer their time, knowledge, and expertise to make a difference in the community. By serving on a board or commission, you can have an active voice, be involved in your community, and advise the City Council and staff on a wide range of service areas. Annual appointments are selected in the new few months, so apply soon and get involved. Visit www.cityofmesquite.com/Boards to learn more.
2. Mr. Green announced that the Mesquite Symphony Orchestra has two performances coming up in the next few weeks. The first is "Echoes of Tyranny, Sparks of Hope" on Saturday, November 1, 2025, at 7:00 p.m., at the Mesquite Arts Center, 1527 North Galloway Avenue. The second performance is "Legends of the Night" on Saturday, November 22, 2025, at 7:00 p.m., at the Mesquite Arts Center. Learn more at www.MesquiteSymphony.org.
3. Ms. Rodriguez-Ross invited citizens to attend the 9th Annual Dia de los Muertos celebration, from 4:00 p.m. to 7:00 p.m., on Saturday, October 25, 2025, at the Mesquite Arts Center. This free, family-friendly Day of the Dead festival features cultural arts workshops, music, dancing, theatrical performances, food trucks, vendors and more.
4. Mr. Boroughs stated that the City of Mesquite will honor veterans on Saturday, November 8, 2025, at 11:00 a.m., at the Mesquite Veterans Memorial, 425 South Galloway Avenue. Those who have served in the nation's military branches will be honored. The event will include special remarks by community leaders, ceremonial activities, musical performances, and recognition of military veterans past, present and future.
5. Mr. Smith stated that the City offers several communication tools to help you "Connect With Us" so you can stay engaged and take action in the community. One of these tools is myMesquite. Submit service requests for street repair, code issues, crime concerns and more by visiting www.cityofmesquite.com/myMesquite or by using the new app. Another resource is the myMesquite Call Center that is staffed 24 hours a day, 7 days a week. Callers get easy access to City information, service requests, updates, and reports. Assistance is provided in English or Spanish. You can reach the Call Center at 972-288-7711.
6. Mr. Murden announced that Keep Mesquite Beautiful, Inc., and the Parks and Recreation Department will host the Texas Arbor Day celebration on Friday, November 7, 2025, at 10:00 a.m., at Vanston Park, 2913 Oates Drive, which is located next to Vanston Middle School. This community event is dedicated to celebrating and planting trees and highlighting how vital they are to our environmental health and sustainable future.
7. Mr. Murden encouraged citizens to participate in Mesquite Recycles Day on Saturday, November 15, 2025, from 8:00 a.m. to Noon, in the front parking lot at Poteet High School, 3300 Poteet Drive. Various items can be recycled, and onsite shredding will be available. There are some items that are not accepted, such as household hazardous waste. For more information, visit www.cityofmesquite.com/MesquiteRecyclesDay.
8. Mayor Alemán stated that Early Voting begins today and runs through Friday, October 31, 2025, with Election Day on Tuesday, November 4, 2025. Residents are encouraged to vote in the City Council and Tax Rate Elections. Time and locations can be found on the City's website along with other information regarding the Tax Rate Election. Find out more by attending a Town Hall meeting this Wednesday, October 22, 2025, from 6:00 p.m. to 7:00 p.m., at the Mesquite Independent School District Professional Building, 3819 Towne Crossing Boulevard. Discover how the City's "Proposition A" ballot item, which is the tax rate portion of the election, gives the residents of Mesquite the opportunity to help guide the future of the community – by discussing and voting on several community priorities which includes Streets, Fire and Police. For more information regarding the Tax Rate Election, visit www.cityofmesquite.com/TaxRateElection.

9. Mayor Alemán recognized Dallas County Commissioner Dr. Teresa Daniel who was in attendance at tonight's meeting.

CITIZENS FORUM

1. Jia Han, 1151 East Davis Street, expressed concerns regarding vehicles cutting through her business property and damaging the parking lot.
2. Frank McGee, 726 Darnel Drive, expressed concerns regarding street maintenance in his neighborhood.

OTHER BUSINESS

These items were taken out of order.

- 16** Consider appointment of Rachel Rider as Municipal Court Associate Judge effective November 17, 2025, and authorize the City Manager to negotiate, finalize and execute an Employment Agreement with Ms. Rider.

Mr. Boroughs moved to appoint Rachel Rider as Municipal Court Associate Judge effective November 17, 2025, and to authorize the City Manager to negotiate, finalize and execute an Employment Agreement with Ms. Rider. Motion was seconded by Mr. Murden and approved unanimously.

- 17** Consider appointment of Warren Nystrom as Municipal Court Alternate Judge effective December 1, 2025.

Mr. Casper moved to appoint Warren Nystrom as Municipal Court Alternate Judge effective December 1, 2025. Motion was seconded by Mr. Green and approved unanimously.

- 18** Consider electing a member to the Texas Municipal League Region 13 Board of Directors as follows, electing the incumbent: Stanley Jaglowski.

Mr. Boroughs moved to approve the election of incumbent member Stanley Jaglowski to the Texas Municipal League Region 13 Board of Directors. Motion was seconded by Mr. Smith. On call for a vote on the motion, the following votes were cast:

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

Nays: Murden

Motion carried.

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. Casper and approved unanimously.

- 4** Minutes of the regular City Council meeting held October 6, 2025.

Approved on the Consent Agenda.

- 5 An ordinance establishing the classifications and total number of authorized positions in each classification of the Mesquite Fire Department as of November 1, 2025.

Approved on the Consent Agenda.

Ordinance No. 5206, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ESTABLISHING THE CLASSIFICATIONS AND TOTAL NUMBER OF AUTHORIZED POSITIONS IN EACH CLASSIFICATION OF THE MESQUITE FIRE DEPARTMENT AS OF NOVEMBER 1, 2025; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5206 recorded in Ordinance Book No. 135.)

- 6 A resolution authorizing the City Manager to finalize and execute an Interlocal Agreement with North Texas Municipal Water District (NTMWD) pertaining to the District's use of the bridge crossing the East Fork of the Trinity River and related access road within the City of Mesquite.

Approved on the Consent Agenda.

Resolution No. 45-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH NORTH TEXAS MUNICIPAL WATER DISTRICT PERTAINING TO THE DISTRICT'S USE OF THE BRIDGE CROSSING THE EAST FORK OF THE TRINITY RIVER AND RELATED ACCESS ROAD WITHIN THE CITY OF MESQUITE. (Resolution No. 45-2025 recorded in Resolution Book No. 74.)

- 7 A resolution approving a Reimbursement Agreement for Improvement Areas A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District.

Approved on the Consent Agenda.

Resolution No. 46-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING A REIMBURSEMENT AGREEMENT FOR IMPROVEMENT AREA A-2, A-3.1, A-3.2 AND A-4 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT. (Resolution No. 46-2025 recorded in Resolution Book No. 74.)

- 8 A resolution approving a Reimbursement Agreement for Improvement Areas A-5 of the Solterra Public Improvement District.

Approved on the Consent Agenda.

Resolution No. 47-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING A REIMBURSEMENT AGREEMENT FOR IMPROVEMENT AREA A-5 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT. (Resolution No. 47-2025 recorded in Resolution Book No. 74.)

- 9 A resolution approving a Reimbursement Agreement for Improvement Area C-4 of the Solterra Public Improvement District.

Approved on the Consent Agenda.

Resolution No. 48-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING A REIMBURSEMENT AGREEMENT FOR IMPROVEMENT AREA C-4 OF THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT.

(Resolution No. 48-2025 recorded in Resolution Book No. 74.)

- 10** RFP No. 2025-180 - Group Vision Insurance.
(Authorize the City Manager to finalize and execute the necessary documents with EyeMed to provide vision benefits to full-time employees, retirees, and eligible dependents effective January 1, 2026. 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 annual appropriation of sufficient funds.)
Approved on the Consent Agenda.
- 11** Bid No. 2025-189 - 2025 Large Water Valve & Water Main Repair Project.
(Authorize the City Manager to finalize and execute a contract with RUTS Construction, LLC, in the amount of \$2,172,970.00.)
Approved on the Consent Agenda.
- 12** Bid No. 2026-002 - Purchase of Two Chevrolet Tahoe K9 Units for Police Department.
(Staff recommends award to Lake Country Chevrolet, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$106,390.00.)
Approved on the Consent Agenda.
- 13** Bid No. 2026-003 - Purchase of Four Rear Loaders for Residential Solid Waste.
(Staff recommends award to Rush Truck Center of Texas, L.P., through BuyBoard Contract No. 723-23, in an amount not to exceed \$1,164,390.00.)
Approved on the Consent Agenda.
- 14** Bid No. 2026-009 - Avaya Phone System Subscription.
(Authorize the renewal of subscription with In-Telecom Consulting LLC, for the purchase of annual subscription licensing and maintenance for the City's Avaya Phone System, through Texas Department of Information Resources Contract No. DIR-CPO-4644, in an amount not to exceed \$201,372.48 billed annually at a rate of \$67,124.16. The term of the subscription is for three years.)
Approved on the Consent Agenda.
- 15** Authorize the City Manager to finalize and execute a Fiscal Year (FY) 2025-26 Agreement with the Dallas Area Agency on Aging (DAAA) to receive funds that provide meals for senior citizens, in an amount not to exceed \$90,207.00.
Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS**19**

A. Conduct a public hearing on the levy of assessments on property within Improvement Area A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area A-2, A-3.1, A-3.2 and A-4 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability and providing an effective date.

A public hearing was held for Item No. 19 - The levy of assessments on property within Improvement Area A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District; Item No. 20 - The levy of assessments on property within Improvement Area A-5 of the Solterra Public Improvement District; and Item No. 21 - The levy of assessments on property within Improvement Area C-4 of the Solterra Public Improvement District.

Ted Chinn, Director of Finance, stated that on October 6, 2025, the City Council passed Resolution No. 40-2025 to accept a preliminary Service and Assessment Plan (SAP) for authorized improvements within Improvement Areas A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District (PID). The proposed ordinance levies assessments on each lot or parcel based on apportioned costs of authorized public improvements that convey a special benefit to each property. The developer fronts the costs of the public improvements and seeks reimbursement through a combination of PID bond proceeds and/or assessment revenue. These public improvement costs, plus authorized PID administrative costs, annual collection costs and bond issuance costs, are then apportioned by the PID Administrator to each parcel or "lot type" on an annual basis in the form of annual installments that are paid by each property owner. The annual installments for each lot type make up the Assessment Roll, which is updated each year in accordance with State law. Total project costs for Improvement Area A-2 identified in the SAP are \$14,280,013, and the amount subject to reimbursement to the developer, less bond issuance and administrative costs, is an amount not to exceed \$12,278,000. Likewise, the reimbursement of \$11,677,201 in project costs for Improvement Area A-3.1 is an amount not to exceed \$11,677,000; the reimbursement of \$1,140,304 in project costs for Improvement Area A-3.2 is an amount not to exceed \$1,140,000; and the reimbursement of \$9,063,902 in project costs for Improvement Area A-4 is an amount not to exceed \$7,582,000.

Mr. Chinn stated that on October 6, 2025, the City Council passed Resolution No. 42-2025 to accept a preliminary SAP for authorized improvements within Improvement Area A-5 of the Solterra PID. The proposed ordinance levies assessments on each lot or parcel based on apportioned costs of authorized public improvements that convey a special benefit to each property. The developer fronts the costs of the public improvements and seeks reimbursement

through a combination of PID bond proceeds and/or assessment revenue. These public improvement costs, plus authorized PID administrative costs, annual collection costs and bond issuance costs, are then apportioned by the PID Administrator to each parcel or "lot type" on an annual basis in the form of annual installments that are paid by each property owner. The annual installments for each lot type make up the Assessment Roll, which is updated each year in accordance with State law. Total project costs for Improvement Area A-5 identified in the SAP are \$674,925, and the amount subject to reimbursement to the developer is an amount not to exceed \$116,000. With only nine lots, Area A-5 is not included in the upcoming bond sale, and public improvements will be reimbursed solely on assessment revenue.

Mr. Chinn stated that on October 6, 2025, the City Council passed Resolution No. 41-2025 to accept a preliminary SAP for authorized improvements within Improvement Area C-4 of the Solterra PID. The proposed ordinance levies assessments on each lot or parcel based on apportioned costs of authorized public improvements that convey a special benefit to each property. The developer fronts the costs of the public improvements and seeks reimbursement through a combination of PID bond proceeds and/or assessment revenue. These public improvement costs, plus authorized PID administrative costs, annual collection costs and bond issuance costs, are then apportioned by the PID Administrator to each parcel or "lot type" on an annual basis in the form of annual installments that are paid by each property owner. The annual installments for each lot type make up the Assessment Roll, which is updated each year in accordance with State law. Total project costs for Improvement Area C-4 identified in the SAP are \$15,497,314, and the amount subject to reimbursement to the developer, less bond issuance and administrative costs, is an amount not to exceed \$14,043,000.

Mr. Chinn stated that a public hearing is required by State law to receive any written or oral objections to the proposed assessments identified in the SAPs. Notices of the public hearings to be held on October 20, 2025, were published in the Daily Commercial Record newspaper on Thursday, October 9, 2025, and notices were sent to property owners within the PID Improvement Areas via certified mail on October 8, 2025.

Tammy Jo Strong, 1713 Cool Springs Drive, requested information on the fees and whether the fees are one-time or annually.

Mr. Chinn stated that these annual installments are paid in addition to the property tax by the homeowner. The assessment term is 20 years and the annual PID fees remain with the property.

Donna Maas, 2926 Berkshire Drive, requested information regarding the reason for the fees.

Mr. Chinn stated that the PID fees are used to reimburse the developer for public improvements.

No others appeared regarding Item No. 19 - The levy of assessments on property within Improvement Area A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District; Item No. 20 - The levy of assessments on property within Improvement Area A-5 of the Solterra Public Improvement District; and Item No. 21 - The levy of assessments on property within Improvement Area C-4 of the

Solterra Public Improvement District.

Mr. Murden moved to approve Ordinance No. 5207, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS IN IMPROVEMENT AREA A-2, A-3.1, A-3.2 AND A-4 IN THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5207 recorded in Ordinance Book No. 135.)

20

A. Conduct a public hearing on the levy of assessments on property within Improvement Area A-5 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area A-5 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability and providing an effective date.

Mr. Murden moved to approve Ordinance No. 5208, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS IN IMPROVEMENT AREA A-5 IN THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. Ordinance No. 5208 recorded in Ordinance Book No. 136.)

21

A. Conduct a public hearing on the levy of assessments on property within Improvement Area C-4 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area C-4 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local

Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability and providing an effective date.

Mr. Murden moved to approve Ordinance No. 5209, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS IN IMPROVEMENT AREA C-4 IN THE SOLTERRA PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. (Ordinance No. 5209 recorded in Ordinance Book No. 137.)

22

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0415, submitted by TMI Climate Solutions, for a change of zoning from Planned Development (PD) - Commercial Ordinance No. 4959 to PD - Commercial Ordinance No. 4959 with a Conditional Use Permit to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment located at 1755 East US Highway 80 (also address as 19400 IH-635, the 2100 through 2300 Blocks of Orlando Avenue, and 2443 and 2501 Westwood Avenue.).

(One response in favor and one response in opposition were received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held regarding Zoning Application No. Z0925-0415.

Adam Bailey, Director of Planning and Development Services, stated that the applicant is requesting a Conditional Use Permit (CUP) to operate within the new Lovett Industrial development at US 80 and IH-635. The applicant will manufacture custom and semi-custom air handling units for healthcare, pharmaceutical, and higher education markets. The process includes panel fabrication, insulation, assembly, installation of third-party components, and optional finishes before shipment. TMI Climate Solutions will occupy the entire 203,000-square-foot building, and employ up to 250 people. No modifications are requested with this CUP.

Applicant Marco Giglio, representing TMI Climate Solutions, presented an overview of the company. TMI Climate Solutions is owned by Marmon Holdings, which is a subsidiary of Berkshire Hathaway Inc. Marmon Holdings has an annual revenue of approximately \$12 billion, operations in 23 countries, over 30,000 employees, more than 600 facilities worldwide, and products or services sold in approximately 120 countries. TMI Climate Solutions builds custom, high quality heating and air conditioning units for mission critical businesses such as healthcare, pharmaceutical and higher education. Production will begin in the first quarter of 2026 and equipment installation, hiring and full manufacturing will begin in the second quarter of 2026.

No one appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0925-0415, as recommended by the Planning and Zoning Commission, with certain stipulations, and Ordinance No. 5210, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT ("PD") - COMMERCIAL ORDINANCE NO. 4959 TO PD - COMMERCIAL ORDINANCE NO. 4959 WITH A CONDITIONAL USE PERMIT TO ALLOW A MANUFACTURING USE, SIC CODE 3585, PRODUCTION OF HVAC AND AIR-HANDLING UNITS AND EQUIPMENT ON PROPERTY LOCATED AT 1755 EAST US HIGHWAY 80 (ALSO ADDRESSED AS 19400 INTERSTATE HIGHWAY 635, THE 2100 THROUGH 2300 BLOCKS OF ORLANDO AVENUE, AND 2443 AND 2501 WESTWOOD AVENUE); 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 and approved unanimously. (Ordinance No. 5210 recorded in Ordinance Book No. 138.)

23

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0407, submitted by Arcelia Cortina and Martin Flores, for a change of zoning from Truman Heights Neighborhood - Mandatory Retail Office Shopfront to Truman Heights Neighborhood - Single Family Residential to allow the development of a single-family home located at 2031 Hillview Drive.

(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. This item was postponed at the October 6, 2025, City Council meeting.)

A public hearing was held regarding Zoning Application No. Z0725-0407.

Adam Bailey, Director of Planning and Development Services, stated that The applicant is requesting a zoning change at 2031 Hillview Drive to allow the construction of a new two-story single-family home. The property is currently zoned Truman Heights Neighborhood with a Mandatory Retail and Office Shopfront requirement, which requires mixed-use development with retail on the ground floor. At present, the site contains a small one-story single-family home. The applicant proposes to replace it with a new residence and believes that, due to the property's small size, a single-family use is more suitable than a commercial use.

On October 6, 2025, the request was presented to City Council; however, the applicant was not present. The Council postponed the item to the October 20, 2025, City Council meeting.

Applicant Arcelia Cortina stated that the proposed zoning change is being requested due to the lack of space on the site to allow commercial use. She stated that Martin Flores will occupy the home.

Tammy Jo Strong, 1713 Cool Springs Drive, asked for clarification regarding whether a business would also be located on the property.

Applicant Cortina stated that no business will be located on the property.

No others appeared regarding the proposed application

Mr. Green moved to approve Zoning Application No. Z0725-0407, as recommended by the Planning and Zoning Commission, with certain stipulations, and Ordinance No. 5211, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM TRUMAN HEIGHTS NEIGHBORHOOD – MANDATORY RETAIL OFFICE SHOPFRONT TO TRUMAN HEIGHTS NEIGHBORHOOD – SINGLE FAMILY RESIDENTIAL TO ALLOW THE DEVELOPMENT OF A SINGLE-FAMILY HOME ON PROPERTY LOCATED AT 2031 HILLVIEW DRIVE; 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. Boroughs and approved unanimously. (Ordinance No. 5211 recorded in Ordinance Book No. 138.)

ADJOURNMENT

Mr. Murden moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:07 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor