



# City of Mesquite, Texas

## Meeting Agenda

### City Council

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Monday, August 17, 2026

5:00 PM

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

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Members of the public desiring to speak during Citizens Forum may complete a registration card, which is available at the entrance to the City Council Chamber, and present it to the City Secretary prior to the meeting or pre-register by sending an email, including name, address and subject to be discussed, to the City Secretary at [sland@cityofmesquite.com](mailto:sland@cityofmesquite.com) by 3:00 p.m., on August 17, 2026.

#### **PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.**

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [26-8362](#)      Receive briefing regarding the Real.Texas.Roads. program.
- 2      [26-8363](#)      Discuss the proposed budget and Capital Improvements Plan for Fiscal Year 2026-27.

(Any staff presentation not completed prior to the City Council Regular Meeting in the City Council Chamber at 7:00 p.m. may be presented and considered in the City Council Chamber following the Regular Meeting.)

#### **EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:00 P.M.**

In accordance with Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into executive session to discuss any of the following:

- Pending and/or Contemplated Litigation
- Purchase, Exchange, Lease or Value of Real Property
- Personnel Matters
- Economic Development

#### **CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:00 P.M.**

- 3      [26-8300](#)      Receive financial statements for period covering October 1, 2025, through June 30, 2026.

Attachments:      [Third Quarter FY-26 Financial Statements](#)

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

Harry Sewell, Pastor, Family Cathedral of Praise, Mesquite, Texas.

**PLEDGE OF ALLEGIANCE**

City Staff.

**SPECIAL ANNOUNCEMENTS**

This time is reserved for special announcements and recognition of individuals or groups.

**CITIZENS FORUM**

At this time a number of citizens not to exceed 10 shall be allowed to speak on any matter other than items on the agenda, personnel matters, matters under litigation or matters concerning the purchase, exchange, lease or value of real property for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. No Council action or discussion is to be taken until such matter is placed on the Agenda and posted in accordance with law.

**CITIZENS COMMENTS**

At this time, any individual wishing to discuss any matter on the agenda shall be allowed to speak for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES AND ITEMS RELATING TO THE FISCAL YEAR 2026-27 BUDGET:**

- 4      [26-8328](#)      Conduct a public hearing to receive input from citizens regarding the proposed Fiscal Year 2026-27 budget.
- 5      [26-8329](#)      An ordinance providing funds for the 2026-27 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.

**Attachments:**      [Ordinance](#)

- 6      [26-8330](#)      Consider and act on a proposed ad valorem tax rate for Fiscal Year 2026-27 and call a public meeting for September 8, 2026, on the proposed Fiscal Year 2026-27 ad valorem tax rate.

#### CONSENT AGENDA

(All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Council or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request by a City Councilmember.)

- 7      [26-8098](#)      Minutes of the regular City Council meeting held August 3, 2026.

Attachments:      [August 3, 2026 minutes](#)

- 8      [26-8296](#)      An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements, Phase No. 2 Improvements, Phase No. 2 Major Improvements and Phase No. 2 Specific Improvements for the Heartland Town Center Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2026 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Attachments:      [Ordinance](#)

- 9      [26-8297](#)      An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for authorized improvements for the Iron Horse Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2026 Annual Service Plan Update and Updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Attachments:      [Ordinance](#)

- 10      [26-8298](#)      An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements and Phase Nos. 2-6 Major Improvements for the Polo Ridge Public Improvement District (PID) No. 2 (the "District"), making and adopting findings, accepting and approving the 2026 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Attachments:      [Ordinance](#)

- 11**     [26-8299](#)     An ordinance approving an update of the Annual Service and Assessment Plan (SAP) and Assessment Roll for Improvement Area A-1.1, Improvement Area A-1.2, Improvement Area A-1.3, Improvement Area A-2, Improvement Area A-3.1, Improvement Area A-3.2, Improvement Area A-4, Improvement Area A-5, Improvement Area C-1, Improvement Area C-2, Improvement Area C-3, and Improvement Area C-4 of the Solterra Public Improvement District, making and adopting findings, accepting and approving the 2026 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

Attachments:     [Ordinance](#)

- 12**     [26-8333](#)     An ordinance, on first reading, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Attachments:     [Ordinance](#)  
                              [Average Bill Comparison Table](#)

- 13**     [26-8302](#)     A resolution authorizing the City Manager to execute an Interlocal Agreement with Region 16 Service Center, which serves as the sponsor of TexBuy, a Cooperative Purchasing Program, for goods and services for the purpose of participating in their cooperative purchasing program.

Attachments:     [Resolution](#)

- 14**     [26-8348](#)     A resolution authorizing the City Manager to finalize and execute all documents with the Texas Department of Transportation (TxDOT) for improvements to the Mesquite Metro Airport being described as construction services to construct apron, reconstruct and widen taxiway and drainage improvements.

Attachments:     [Resolution](#)

- 15     [26-8357](#)     A resolution authorizing the City Manager to execute Supplemental Agreement No. 5 to the Interlocal Agreement with Texas Department of Transportation (TxDOT) in the amount of \$9,064.86 for the operation and maintenance of traffic signals within a municipality.

Attachments:     [Resolution](#)

- 16     [26-8367](#)     RFP No. I439-2026 - Annual Supply of Swimming Pool Chemicals, Supplies and Equipment.  
(Authorize the City Manager to finalize and execute a contract with Sunbelt Pools, Inc., through BuyBoard Contract No. 801-26, in the amount of \$207,600.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

- 17     [26-8339](#)     Bid No. I483-2026 - Annual Vehicle Lease Program - Mesquite Police Department.  
(Authorize the City Manager to finalize and execute a contract with Acme Auto Leasing, LLC, through The Interlocal Purchasing System (TIPS) Contract No. 240502, for the lease of six vehicles for the Police Department in an annual amount not to exceed \$66,600.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

- 18     [26-8346](#)     Bid No. 2026-097 - Annual Inspection and Cleaning of Firefighter Protective Gear.  
(Authorize the City Manager to finalize and execute a contract with Fire-Dex LLC, through BuyBoard Contract No. 798-26, in the amount of \$128,119.40. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

Attachments:     [Quote](#)

- 19     [26-8358](#)     Bid No. 2026-106 - 823 North Galloway Avenue - Furniture, Fixtures and Equipment Package.  
(Authorize the City Manager to finalize and execute the necessary documents with Preferred Business Solutions (PBS), for the purchase, delivery, and installation of furniture, fixtures, and equipment (FF&E) for the 823 North Galloway Avenue renovation project, through Cooperative Purchasing Agreement, through Omnia Partners Contract No. R240117, in an amount not to exceed \$213,313.14.)

Attachments:     [Furniture Floor Plan](#)

- 20     [26-8347](#)     Bid No. 2026-107 - Annual Contract for Temporary Labor Services for Solid Waste and Streets.  
(Authorize the City Manager to finalize and execute a contract with A & Associates, Inc., through an Interlocal Cooperative Purchasing Agreement with the City of Dallas, in an amount not to exceed \$514,655.00, The term of the contract is for a one-year period with two one-year renewal options. The City Manager is authorized to exercise the renewal options subject to the annual appropriation of sufficient funds.)

- 21     [26-8294](#)     Authorize the City Manager to finalize and execute Amendment No. 5 to the Interlocal Agreement with the Dallas County Hospital District dba Parkland Health and Hospital System for BioTel/EMS System Social Work and Emergency Medical Technician (EMT)/Paramedic Support for the Southeast Alliance Community Care Team for a total amount not to exceed \$567,591.00, and renewing the agreement through September 30, 2027, subject to annual appropriation of funds.

Attachments:     [Amendment No. 5](#)

- 22     [26-8350](#)     Authorize the City Manager to finalize and execute a Merchant Services Processing Agreement with Paymentech, LLC, on behalf of JPMorgan Chase Bank, N.A. (Chase), for merchant services processing of utility billing and other electronic payments to the City as part of the Tyler Payments zero cost platform and to authorize Chase the exclusive use of the City's official logo for the purpose of identifying the City as a Chase customer on its payment platform.

- 23     [26-8349](#)     Approve Amendment No. 2 to the 2025-26 Police Federal 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 \$264,800.00.

Attachments:     [Federal Seizure Amendment No. 2](#)

#### OTHER BUSINESS

- 24     [26-8354](#)     Consider a request for a fee in lieu of parkland dedication for Jamattee & Arvind Addition, located at 1509 South Sam Houston Road.

Attachments:     [Letter of Request](#)  
                          [Proposed Subdivision](#)  
                          [Aerial Map](#)

**PUBLIC HEARINGS**

(City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to include nonresidential when the request is for solely residential uses or vice versa.)

- 25      [26-8352](#)      Conduct a public hearing and consider an ordinance for Zoning Application No. Z0526-0452, submitted by Veronica Morales, for a change of zoning from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit with modifications to reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces located at 1303 Buena Vista Street.

(Seven responses 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. This item was postponed at the July 20, 2026, City Council Meeting.)

**Attachments:**      [Staff Reports and Maps](#)  
                                 [P&Z Minutes](#)  
                                 [Ordinance](#)

- 26      [26-8353](#)      Conduct a public hearing and consider an ordinance for Zoning Application No. Z0626-0453, submitted by Viviana Monreal, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a Minor Reception Facility located at 3330 North Galloway Avenue, Suite 150.

(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.)

**Attachments:**      [Staff Reports and Maps](#)  
                                 [PZ Minutes](#)  
                                 [Ordinance](#)

- 27      [26-8150](#)      Conduct a public hearing and consider a resolution approving an Amended and Restated Chapter 380 Economic Development Program Agreement ("Agreement Two"), by and between the City of Mesquite, Texas, a Texas home-rule municipal corporation ("City"), and Town East Mall, LLC, a Delaware limited liability company ("Company"), regarding a new electronic freeway-oriented marquee sign; and authorizing the City Manager to finalize, execute, and administer said Agreement Two.

**Attachments:**      [Resolution](#)

**ADJOURNMENT****NOTICE OF EXECUTIVE SESSION****Pending and Contemplated Litigation**

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed:

1. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
2. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Cause No. DC-24-02668 – Filed 02-15-2024
3. Shamsa Alshilbi v. City of Mesquite, et al., Civil Action No. 3:24-cv-02000-L – Filed 08-06-2024
4. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
5. Stephen Lawrence v. City of Mesquite and Jack Fyall, Civil Action No. 3:24-cv-3141 – Filed 12-14-2024
6. Sonia Elizabeth Cortez Estrada, Individually and as Next Friend of R.R.C. and R.R.C., Minors; and Guadalupe Mata v. City of Mesquite, Cause No. CC-25-04336-B - Filed 06-05-2025
7. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-2025
8. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
9. Mercydis Benson, individually and as mother and wrongful death beneficiary of the Estate of Karson Benson, deceased v. City of Mesquite, Texas, Cause No. DC-26-04295 - Filed 03-09-2026
10. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
11. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
12. Nancy Edge v. City of Mesquite, Gerald Van Meter, Danny Van Meter and John Doe Officers 1-5, Cause No. DC-26-07383 - Filed 4-23-2026
13. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026

**Personnel Matters**

Pursuant to Section 551.074 of the Texas Government Code, the City Council may 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 employees. A complete list of the members of the City boards and commissions is on file in the City Secretary's office.

**Economic Development**

Pursuant to Section 551.087 of the Texas Government Code, the City Council will meet in closed session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The following subjects may be discussed:

- 28      26-8343**      Discuss economic development incentives for an existing property at 18601 LBJ Freeway.
- 29      26-8360**      Discuss prospective land development at IH-20 near Lawson Road and Lumley Road.

Following discussions in executive session, the City Council will reconvene in open session where any final action regarding executive session items will be taken.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters posted on this agenda, when such executive session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices or Security Audits) and 551.087 (Economic Development); Texas Tax Code Section 321.3022 (Sales Tax Information) and Texas Government Code Section 418.183(f) (Emergency Management).

The City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972-216-6244 or TDD 1-800-735-2989.

Pursuant to Section 551.007(c) of the Texas Local Government Code, any member of the public wishing to address the City Council through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.