



City of Mesquite, Texas

Minutes - Final City Council

Monday, June 15, 2026

5:15 PM

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

Present: Mayor Daniel Alemán, Jr., and Councilmembers Kenny Green, Elizabeth Rodriguez-Ross, Jeff Casper, Andrew Hubacek, and B. W. Smith, City Manager Cliff Keheley and City Secretary Sonja Land.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive departmental strategy and budget presentations from the Housing and Community Services, Human Resources, Neighborhood Services, and Information Technology Departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2026-27 budget.

The Information Technology Department's budget presentation was not received.

Councilmember Brandon Murden entered the meeting.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:15 P.M.

INVOCATION

Councilmember Andrew Hubacek.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution, Richard Bard Chapter.

SPECIAL RECOGNITION

- 2 Recognize Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that the following employees are being honored for their customer service efforts as City of Mesquite employees. They are nominated by City Staff and selected by the City Manager as employees who embody the City's C.A.R.E. message: We place our CITIZENS first, with a professional ATTITUDE, with the RESPECT to understand their needs and with a consistent effort to deliver service in a manner which embodies the principal ETHICS of the City of Mesquite.

Mayor Alemán, City Councilmembers and Mr. Keheley presented Certificates of Appreciation to the following employees in honor of their service to the City of Mesquite: Philip Offutt, Police Officer - Mesquite Police Department; Michael Small, Driver-Engineer - Mesquite Fire Department; Carletta Wells, Customer Service Supervisor, Utility Billing Office; and Veronica Estrada Jones, Administrative Aide - Neighborhood Services Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper stated that the City of Mesquite is offering many family-friendly events to mark the USA's 250th Birthday or Semiquincentennial. Residents are encouraged to attend these events and/or join the growing list of neighborhoods hosting their own block parties in true hometown fashion. The first event is "America 250 Block Party" on Saturday, July 4, 2026, from 5:00 p.m. to 9:00 p.m., in Downtown Mesquite at Front Street Station, 100 West Front Street. Along with all things 4th of July, there will be the first-ever Downtown Mesquite Night Market, with artisans, food vendors, and more. Mayor Alemán will introduce the live music, which will include a special performance of the National Anthem. The concert that follows will be the first of the Mesquite Art Center's "Off the Rails" music series with Penny and the Flamethrowers.
2. Mr. Green stated that "America 250 Poolside," hosted by the Parks and Recreation Department, will be held on Saturday, July 4, 2026, from Noon to 7:00 p.m., at City Lake Pool, Vanston Pool, and Town East Pool. Special admission cost will be \$2.50 per person. Enjoy patriotic décor, giveaways, and popsicles. Also, food vendors will be available at City Lake and Vanston Pools. Bring the family for a fun day!
3. Ms. Rodriguez-Ross stated that the Mesquite Public Library has a few family-friendly patriotic events marking America's 250th Birthday, including "Read, White and Bluey." This event will be held on Thursday, July 2, 2026, from 3:00 p.m. to 4:00 p.m., at the Mesquite Main Library, 300 West Grubb Drive. Families can enjoy stories, writing activities and 4th of July fun, plus a special chance to meet Bluey. Then on Thursday, July 16, 2026, from 3:00 p.m. to 5:00 p.m., at the Mesquite Main Library, they will host "America's Birthday Party – Ice Cream Social." Bring your family and join the party to celebrate America's Birthday and beat the heat with a good old-fashioned Blue Bell Ice Cream Social.
4. Mr. Hubacek stated that Historic Mesquite, Inc., will celebrate America's 250th Birthday with "Threads of Memory Exhibit" from Saturday, June 27, 2026, to Saturday, August 29, 2026. The display has visitors explore memories, traditions and everyday moments that connect Mesquite families and neighbors with America's 250th Birthday.
5. Mr. Smith stated that Keep Mesquite Beautiful, Inc., has partnered with the "Greatest American Cleanup," which is a national effort that encourages volunteers to get a little dirty to show their patriotism. Residents can plan clean-up activities, on their own time, from now until Friday, July 31, 2026, as part of this effort in a park, a neighborhood or anywhere in the City. Free litter cleanup supplies are provided by visiting: www.cityofmesquite.com/OrganizeaCommunityCleanup.
6. Mr. Murden stated that the Mesquite Arts Center presents "Celebrate America 250 Patriotic Concerts" with two separate events. The first event is the Mesquite Symphony Orchestra's "Fourth of July Spectacular" on Saturday, June 27, 2026, from 2:00 p.m. to 3:30 p.m. The second event is the Mesquite Community Band's Summertime Showcase Semiquincentennial Concert from 7:00 p.m. to 9:00 p.m., on Monday, June 29, 2026. Both events will be held at the Mesquite Arts Center, 1527 North Galloway Avenue.

7. Mayor Alemán stated that his announcement is a proclamation – Whereas, local governments have served as the bedrock of American democracy for 250 years; and Whereas, from the country's smallest villages to its largest cities, our great nation celebrates the 250th anniversary of its founding this year; and Whereas, the America 250 initiative is a nonpartisan movement to celebrate and commemorate this special occasion; and Whereas, the City of Mesquite is embracing the America 250 initiative with events and activities for the families in our community. Now, Therefore, I, Mayor Daniel Alemán, Jr., do hereby proclaim the 4th day of July 2026 as "America 250 Day" in the City of Mesquite and urge all citizens to join me in recognizing this special occasion, thereby honoring the enduring strength and celebrating the resiliency of the United States of America. He stated that the City has lots of fun events to celebrate the America 250 initiative. Visit www.cityofmesquite.com/America250 to learn more.

CITIZENS FORUM

1. Debra Jones, 3432 Antilles Drive, expressed concerns regarding water runoff on her property.
2. Rhonda Stewart, 1426 Sandalwood Drive, expressed concerns regarding issues in her neighborhood.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Hubacek requested that Item No. 10 be removed from the Consent Agenda to be considered separately and moved to approve the remaining items on the Consent Agenda, as follows. Motion was seconded by Mr. Green and approved unanimously.

- 3 Minutes of the regular City Council meeting held June 1, 2026.

Approved on the Consent Agenda.

- 4 A resolution approving an Interlocal Agreement with the City of Crandall, Texas, amending Mesquite's Extra-Territorial Jurisdiction (ETJ) boundaries by reducing its ETJ in the area of FM 2767 and FM 741, and expanding its ETJ in the area of FM 741 and Heartland Parkway and authorizing the City Manager to finalize and execute the Interlocal Agreement.

Approved on the Consent Agenda.

Resolution No. 18-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS ("MESQUITE"), APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF CRANDALL, TEXAS ("CRANDALL"), AMENDING MESQUITE'S EXTRA-TERRITORIAL JURISDICTION ("ETJ") BOUNDARIES BY REDUCING ITS ETJ IN THE AREA OF FM 2767 AND FM 741, AND EXPANDING ITS ETJ IN THE AREA OF FM 741 AND HEARTLAND PARKWAY; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (Resolution No. 18-2026 recorded in Resolution Book No. 74.)

- 5 RFP No. 2026-025 - Bank Depository Agreement.
(Authorize the City Manager to finalize and execute the necessary documents with Bank of America in the amount of \$90,862.25 annually. The term of the contract is for a three-year period, with one additional two-year renewal option. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of sufficient funds.)
Approved on the Consent Agenda.
- 6 Bid No. 2026-068 - Non-Revenue Water Reduction Program, Phase II (Consulting and Other Related Services).
(Authorize the City Manager to finalize and execute a contract with Holisus, LLC, dba Holistic Utility Solutions, through The Interlocal Purchasing System (TIPS) Contract No. 230601, in the amount of \$890,500.00.)
Approved on the Consent Agenda.
- 7 Bid No. 2026-081 - Annual Preventative Maintenance and Repair of Emergency Generators.
(Authorize the City Manager to finalize and execute a contract with Clifford Power Systems, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 251004, in an amount not to exceed \$169,958.00. 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.
- 8 Bid No. 2026-088 - Storage Expansion Hardware.
(Staff recommends award to Sequel Data Systems, Inc., through the Texas Department of Information Resources Contract No. DIR-CPO-5400, in an amount not to exceed \$212,280.00.)
Approved on the Consent Agenda.
- 9 Authorize the City Manager to finalize and execute a Professional Services Contract with KFH Group, Inc, to develop a Transit Development Plan in an amount not to exceed \$137,088.00.
Approved on the Consent Agenda.

CONSENT AGENDA ITEM(S) CONSIDERED SEPARATELY

- 10 Approve the purchase of a tract of land containing approximately 2.737 acres and being commonly referred to as (1) 430, 420, 410, and 400 South Ebrite Street, and (2) 226, 224 and 220 West Gross Street, (the "Property") from Texas Conference Association of Seventh-Day Adventists (the "Seller") for the purchase price of \$3,000,000.00, plus closing costs, and authorize the City Manager to finalize and execute a Real Estate Sales Contract and a Commercial Leasing Agreement between the Seller and the City for the purchase and leaseback of the Property, and to execute all other documents and take all other actions necessary or requested to finalize the closing and

purchase of the Property.

Mr. Hubacek stated that this property is adjacent to City Lake Park and has future value for economic development and park development.

City Manager Cliff Keheley stated that the funding for this project is available in the Capital Projects Reserve Fund.

Mr. Hubacek moved to approve the purchase of a tract of land containing approximately 2.737 acres and being commonly referred to as (1) 430, 420, 410, and 400 South Ebrite Street, and (2) 226, 224 and 220 West Gross Street, (the "Property") from Texas Conference Association of Seventh-Day Adventists (the "Seller") for the purchase price of \$3,000,000.00, plus closing costs, and authorize the City Manager to finalize and execute a Real Estate Sales Contract and a Commercial Leasing Agreement between the Seller and the City for the purchase and leaseback of the Property, and to execute all other documents and take all other actions necessary or requested to finalize the closing and purchase of the Property. Motion was seconded by Mr. Smith and approved unanimously.

END OF CONSENT AGENDA

PUBLIC HEARINGS

11

Conduct a public hearing to receive citizen input regarding the proposed 2026-2027 Community Development Block Grant Program (CDBG) budget and Annual Action Plan.

A public hearing was held to receive citizen input regarding the proposed Fiscal Year 2026-2027 Community Development Block Program (CDBG) budget and Annual Action Plan.

Anthony Cao, Director of Housing and Community Services, stated that the United States Department of Housing and Urban Development (HUD) requires entitlement communities to prepare an Annual Action Plan in order to receive federal housing and community development funding. The Action Plan designates the City's proposal on how to spend the grant funds in a given program year to meet the priorities and needs identified in the Consolidated Plan. The 2026-2027 Annual Action Plan states how the City plans to allocate the Community Development Block Grant Program (CDBG) funds for Fiscal Year 2027.

Mr. Cao stated that this is the first of two required public hearings to provide opportunity for resident input regarding the proposed 2026-2027 CDBG budget. A final public hearing will be conducted on Monday, July 20, 2026, during the City Council meeting to receive comments from interested parties regarding project allocations for the 2026-2027 CDBG program year.

1. James McClinton, representing K-Nation Group/The Genius Center, stated that K-Nation Group has been in Mesquite since 2016. They provide resources and programs for at-risk youth. They provide aspiring young entrepreneurs with information, guidance, funding and resources to support their business ventures and help prepare other youth for the workforce. Approximately 75 youth have successfully completed The Genius Center program.

2. Chanel Cotton, representing K-Nation Group/The Genius Center, shared success stories of youth in Mesquite that have completed the program.

3. David Shallenberger, 4869 Gus Thomasson Road, representing the Boys and Girls Club of Greater Dallas, stated that the Boys and Girls Club has been located in Mesquite for over 40 years. They serve kids ages 6 to 18 with a safe after school program providing hot meals, homework assistance, tutoring, college prep, health and wellness programs and other activities. This year they have served over 215 youth. The Dallas Mavericks have partnered with the Mesquite Boys and Girls Club to install a new STEM room and the ribbon cutting ceremony will take place Monday, June 22, 2026, at 2:30 p.m.

No others appeared regarding the proposed Fiscal Year 2026-2027 Community Development Block Program (CDBG) budget and Annual Action Plan.

ADJOURNMENT

Mr. Casper moved to adjourn the meeting. Motion was seconded by Mr. Green and approved unanimously. The meeting adjourned at 8:12 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor