



City of Mesquite, Texas

Minutes - Final City Council

Monday, April 20, 2026

5:00 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, 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 briefing regarding hens in residential areas.
- 2 Receive a briefing regarding the Street Rehabilitation and Reconstruction Program.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:28 P.M.

- 3 Receive presentation regarding the 2025 Meritorious Conduct Awards to Police Department employees.

Police Chief David Gill stated that the purpose of the annual Police Department Meritorious Conduct Awards is to recognize the achievements and outstanding service of members of the Mesquite Police Department and citizens of Mesquite.

Lieutenant Michael B. Kelly introduced the recipients of the 2025 Police Department Meritorious Conduct Awards.

Mayor Alemán presented awards as follows:

Certificate of Merit - Patrick King

Police Commendation - Anthony Arredondo, Joshua Barnes, Drew Chasney, Cory Doyle, Tyler Ingram, Chris Quigley, and Brandon Snyder

Life Saving Award - Miguel Araujo, Nathan Bell, Jordan Boling, Jared Butler, Matthew Dingrando, Emma Elliott, Kevaris Hall, Daisy Ibarra, Maci Jayroe, Robert Keith, Luis Lara (2), Adam Long, Katelyn Mathers (2), Dominick Meza, Philip Offutt, Jonathan Rodriguez (2), Juan Rojas, Michael Roland, Nathan Sanders, Alexander Vaden, Elizabeth Villegas, Quinn Wells, Danielle Wilson, and Christopher Witten

Police Medal for Valor - Cesar Luna

Police Medal for Valor and Life Saving Award - Tyler Ingram

Civic Achievement Elks Lodge Officer of the Year - Bruce Sales

Civilian of the Year - Caleigh Griffin

Sergeant H. Kent Tyler Award (Officer of the Year) - Tyler Ingram

The work session ended at 6:57 p.m.

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

INVOCATION

Raleigh Jones, Pastor, Christ Triumphant Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Students of Moss Elementary School National Elementary Honor Society.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper invited citizens to enjoy "Movies in the Park" and "Touch-A-Truck" on Friday, April 24, 2026, from 7:00 p.m. to 10:00 p.m., at Paschall Park, 1001 New Market Road. "Touch-A-Truck" provides kids with the opportunity to climb on, learn about and discover their favorite big trucks and vehicles such as police cars, dump trucks, tractors and fire trucks. And vehicle operators will be present to answer questions. At Sundown, the fun continues with a movie under the stars – "Cars." Concessions will be available, and attendees are encouraged to bring lawn chairs and blankets to this free event. www.cityofmesquite.com/MoviesInThePark for more information.
2. Mr. Casper stated that early voting began today for the Mesquite Independent School District Board of Trustees election. He encouraged citizens to vote in this important election.
3. Mr. Green invited citizens to attend the Citywide Council Picnic on Saturday, May 9, 2026, at 11:00 a.m., at the City Lake Park Pavillion, 200 Parkview Street. Residents from all districts in the City are invited to the gathering. Food will be served, on a first-come first-served basis, and you have the opportunity to meet Councilmembers, City staff and your neighbors.
4. Ms. Rodriguez-Ross stated that it's almost time for the Annual Cinco de Mayo celebration, which will be held on Saturday, May 2, 2026, from Noon to 5:00 p.m., at Front Street Station, 100 West Front Street. The City of Mesquite is partnering with the Hispanic Forum of Mesquite for a fun afternoon of culture, food, and entertainment in Downtown Mesquite. Attendees can enjoy authentic Mexican food, live music, folklórico dancers, and the jalapeño eating contest. There will be plenty of activities for the kids, too, including face painting, inflatables, piñatas and more. For details, visit www.cityofmesquite.com/CincoDeMayoCelebration.
5. Mr. Hubacek stated that it's time to sign up for Addressing Mesquite Day (AMD), which will be held on Saturday, October 3, 2026. For 22 years, this annual day of service has changed the lives of thousands of Mesquite homeowners and their families. If you know someone who needs assistance with exterior house or yard projects, encourage them to complete an AMD request form. Projects could include painting, landscaping, building a ramp or tearing down an old shed. The last day for homeowners to submit applications for assistance is Friday, June 26, 2026. Volunteers can sign up for AMD beginning Thursday, May 7, 2026.

6. Mr. Smith announced that Keep Mesquite Beautiful, Inc., will host the Spring Trash Bash on Saturday, April 25, 2026, from 8:00 a.m. to Noon. This community cleanup event is a great opportunity for all of us to come together and make a real difference in keeping our City clean. Participants will meet under the marquee at Town East Mall to receive supplies before heading to their assigned locations. To help organizers coordinate supplies and cleanup locations, please pre-register by visiting www.cityofmesquite.com/TrashBash. Your participation matters – let's work together to keep Mesquite looking its best.

7. Mr. Murden stated that National Small Business Week will be celebrated May 4 – 8, 2026, with workshops and activities for those interested in growing or starting a business. A highlight of the week will be the Entrepreneur Launch Lab on Wednesday, May 6, 2026. This free event will feature a series of 10-minute roundtable sessions on a variety of topics. The Entrepreneur Launch Lab will also include a panel discussion with experienced small business owners and a networking lounge. Learn more about all of the activities planned by visiting www.cityofmesquite.com/SmallBusinessWeek.

8. Mayor Alemán invited the community to the National Day of Prayer Breakfast on Thursday, May 7, 2026. The breakfast will include music as well as prayers offered by a variety of community leaders. This is a free community event, but space is limited. Please RSVP by Thursday, April 30, 2026, to communications@cityofmesquite.com to reserve your seat.

CITIZENS FORUM

1. Rhonda Steward, 1426 Sandalwood Drive, expressed concerns regarding issues throughout the City.
2. Lisa Baughman, 1633 Stroud Land, expressed concerns regarding issues in her neighborhood.
3. Debbie David, 509 Horseshoe Bend, expressed support for new shopping options in the City.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Green moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Murden and approved unanimously.

- 4 Minutes of the regular City Council meeting held April 6, 2026.

Approved on the Consent Agenda.

- 5 An ordinance establishing the classifications and total number of authorized positions in each classification of the Mesquite Police Department as of May 1, 2026.

Approved on the Consent Agenda.

Ordinance No. 5238, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ESTABLISHING THE CLASSIFICATIONS AND TOTAL NUMBER OF AUTHORIZED POSITIONS IN EACH CLASSIFICATION OF THE MESQUITE POLICE DEPARTMENT AS OF MAY 1, 2026; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5238 recorded in Ordinance Book No. 137.)

- 6 An ordinance establishing the classifications and total number of authorized positions in each classification of the Mesquite Fire Department as of May 1, 2026.

Approved on the Consent Agenda.

Ordinance No. 5239, 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 MAY 1, 2026; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Ordinance No. 5239 recorded in Ordinance Book No. 137.)

- 7 A resolution authorizing the City Manager to apply for the Motor Vehicle Crime Prevention Authority (MVCPA) Auxiliary Grant for the lease or purchase of an Automatic License Plate Reader ("ALPR") investigations software and for the lease or purchase of an ALPR camera, approving the contribution of City funds with a twenty percent (20%) match for the ALPR investigation software and camera in an amount not to exceed \$25,000.00, designating and authorizing officials to apply for, accept, reject, alter, terminate, and otherwise administer the grant on behalf of the City, agreeing to return the grant in the event of loss or misuse of the grant funds and repealing Resolution No. 09-2026.

Approved on the Consent Agenda.

Resolution No. 10-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY AUXILIARY GRANT FOR THE LEASE OR PURCHASE OF AN AUTOMATIC LICENSE PLATE READER ("ALPR") INVESTIGATIONS SOFTWARE AND FOR THE LEASE OR PURCHASE OF AN ALPR CAMERA; APPROVING THE CONTRIBUTION OF CITY FUNDS WITH A TWENTY PERCENT (20%) MATCH FOR THE ALPR INVESTIGATION SOFTWARE AND CAMERA IN AN AMOUNT NOT TO EXCEED \$25,000.00; DESIGNATING AND AUTHORIZING OFFICIALS TO APPLY FOR, ACCEPT, REJECT, ALTER, TERMINATE, AND OTHERWISE ADMINISTER THE GRANT ON BEHALF OF THE CITY; AGREEING TO RETURN THE GRANT IN THE EVENT OF LOSS OR MISUSE OF THE GRANT FUNDS; AND REPEALING RESOLUTION NO. 09-2026. (Resolution No. 10-2026 recorded in Resolution Book No. 74.)

- 8 Bid No. 2026-061 - Purchase of MowerMax Boom Mower.
(Staff recommends award to ATMAX Equipment Co., through BuyBoard Contract No. 706-23, in an amount not to exceed \$328,583.30.)

Approved on the Consent Agenda.

- 9 Bid No. 2026-066 - Purchase of F-750 Service Body Truck.
(Staff recommends award to Rush Truck Center of Texas, L.P., through BuyBoard Contract No. 723-23, in an amount not to exceed \$121,523.53.)

Approved on the Consent Agenda.

- 10 Bid No. 2026-070 - Project Management Software for Capital Improvement Projects.

(Authorize the City Manager to execute a three-year agreement with Immix Technology, Inc., through the Texas Department of Information Resources, Contract No. DIR-CPO-5688, in an amount not to exceed \$291,377.83.)

Approved on the Consent Agenda.

- 11 Authorize the City Manager to finalize and execute Change Order No. 2 to RFQ No. 2023-139, Materials Testing Services for Fire Station No. 8, with Terracon Consultants, Inc., in the amount of \$15,899.00.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 Consider appointment of two members (Position Nos. 3 and 7) to the Animal Services Advisory Committee for terms to expire December 31, 2027.

Mr. Casper moved to appoint Aleecia Yesh, Manager of Animal Services, as a Regular Member (Position No. 3) to the Animal Services Advisory Committee for a term to expire December 31, 2027. Motion was seconded by Mr. Green and approved unanimously.

PUBLIC HEARINGS

- 13 Conduct a public hearing and consider an ordinance for Zoning Application No. Z1125-0427, submitted by Mayse Associates on behalf of Chick-fil-A, Inc., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial within the TERRA Overlay District to allow uses permitted in Commercial zoning and to modify development standards located on a ~1.8-acre portion of 1638 and 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. Z1125-0427.

Adam Bailey, Director of Planning and Development Services, stated that the applicant, representing Chick-fil-A, is requesting a Planned Development (PD) rezoning for the former Payless Shoes site at 1638 North Town East Boulevard to allow redevelopment of a larger restaurant with four drive-through lanes, replacing its existing nearby location. While a restaurant is permitted by right, the PD is requested to accommodate modifications consistent with Chick-fil-A's operational standards. Key requests include additional menu and pre-order boards (up to eight in total) and wall signage on all sides of the building, exceeding current Sign Ordinance limits. The applicant also proposes oversized drive-through canopies.

Mr. Bailey stated that the project is being developed by Southwest Development

Company in coordination with Macy's; however, the PD would apply only to the Chick-fil-A site and not the larger property. The proposed landscaping, parking, screening, and cross-access provisions meet or exceed the standards established in the PD for the redevelopment of the Sears property.

Mr. Bailey presented a second option for the pylon monument sign which would match the pylon monument sign for the Sears redevelopment.

Applicant Getra Sanders, representing Chick-fil-A Corporate, stated that the redevelopment of Chick-fil-A will enhance the control of traffic and quality of service provided. The applicant agrees to the pylon monument sign suggestion that matches the Sears sign and other signs onsite.

Tammy Jo Strong, 1713 Cool Springs Drive, expressed support for the proposed application.

No others appeared regarding the proposed application.

Mr. Casper moved to approve Zoning Application No. Z1125-0427, as recommended by the Planning and Zoning Commission, with certain stipulations, and to approve Ordinance No. 5240, (Option 2) as presented to the City Council at tonight's meeting, **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 PLANNED DEVELOPMENT – COMMERCIAL WITHIN THE TERRA OVERLAY DISTRICT TO ALLOW USES PERMITTED IN COMMERCIAL ZONING AND TO MODIFY DEVELOPMENT STANDARDS LOCATED ON AN APPROXIMATELY 1.8-ACRE PORTION OF 1638 AND 1800 NORTH TOWN EAST BOULEVARD; PROVIDING A REPEALER CLAUSE; 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. Murden and approved unanimously. (Ordinance No. 5240 recorded in Ordinance No. 137.)

14

Conduct a public hearing and consider a resolution approving the termination of an Economic Development Program Chapter 380 Agreement between the City and SRB Mesquite, LLC, a Texas limited liability company, dated effective January 1, 2025, and approving the terms and conditions of an Amended and Restated Chapter 380 Economic Development and Performance Agreement ("New Agreement") between the City and SRB Mesquite, LLC, to promote economic development and to incentivize SRB Mesquite, LLC, to continue redeveloping an existing building and surrounding area located at 1738 North Town East Boulevard in the City of Mesquite, Texas; authorizing the City Manager to finalize and execute the new agreement and administer the new agreement on behalf of the City.

A public hearing was held to consider a resolution approving the termination of an Economic Development Program Chapter 380 Agreement between the City and SRB Mesquite, LLC, a Texas limited liability company, dated effective January 1, 2025, and approving the terms and conditions of an Amended and Restated Chapter 380 Economic Development and Performance Agreement ("New Agreement") between the City and SRB Mesquite, LLC.

Kim Buttram, Director of Economic Development, stated that the City of Mesquite

entered into an agreement with SRB Mesquite, LLC, which was approved by the City Council on October 6, 2025, to facilitate the commercial development of an 18.6513-acre parcel of land and redevelopment of an existing building at 1738 North Town East Boulevard, as part of the Town East Mall area formerly occupied by Sears. The agreement required the company to construct a 58,000-square-foot Main Event brand family entertainment business within the former Sears building, opening by December 31, 2026, and with a 10-year lease. As a result of changing market conditions for the parent owner of Main Event (Dave and Busters) resulting in constriction of national store expansions, the developer of the site proposes a new international entertainment anchor, Round1, to occupy a minimum 85,000 square feet under a 10-year lease.

Ms. Buttram stated that the proposed new anchor offers bowling, arcade, pickle ball, full restaurant, karaoke, and other activities for families and corporate clientele, and has locations throughout the world. The Mesquite location would be the first in Dallas County.

Ms. Buttram stated that like the original agreement, the amended and restated agreement requires the Company to make a minimum capital investment of \$25M; however, the requirement for completion and Certificate of Occupancy is proposed to be extended for six months, from July 1, 2027, to December 31, 2027.

Ms. Buttram stated that the amended and restated agreement proposes additional annual sales requirements generated by the businesses on the site, increasing year one performance to \$150,000.00 paid to the City (approximately \$15M in taxable sales - previously \$100,000.00/\$10M), year two performance to \$200,000.00 paid to the City (approximately \$20M in taxable sales - previously \$150,000.00/\$15M), and years three - 10 performance to \$250,000.00 paid to the City (approximately \$25M in taxable sales - previously \$200,000.00/\$20M). Additionally, the amended and reinstated agreement remains unchanged regarding outparcel development and the incentive amount - a one-cent State Use and Sales Tax rebate on any qualifying businesses built on the tract by December 31, 2030.

Ms. Buttram stated that a \$500,000.00 bonus incentive remains available to the Company, should the Company secure a 5-year lease for a minimum 6,000-square-foot Vidorra restaurant; however, the location would be on the second floor of the old Sears vs. the first floor as stated in the original agreement.

Applicant James Mason, representing Four Rivers Capital, presented an overview of the proposed redevelopment. Round1 is a Japanese entertainment company and arcade chain that operates large indoor entertainment centers. Round1 offers bowling, arcade games, claw machines, billiards, karaoke rooms, kid zone area, and Japanese inspired food and beverages. There are currently 49 locations in the United States and rapidly growing.

Vivian Johnson, 4538 Live Oak Drive, expressed support for the proposed resolution.

No others appeared regarding the proposed resolution.

Mr. Casper moved to approve Resolution No. 11-2026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE

TERMINATION OF AN ECONOMIC DEVELOPMENT PROGRAM CHAPTER 380 AGREEMENT BETWEEN THE CITY AND SRB MESQUITE, LLC, DATED EFFECTIVE JANUARY 1, 2025, AND APPROVING THE TERMS AND CONDITIONS OF AN AMENDED AND RESTATED CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT ("NEW AGREEMENT") BETWEEN THE CITY AND SRB MESQUITE, LLC, TO PROMOTE ECONOMIC DEVELOPMENT AND TO INCENTIVIZE SRB MESQUITE, LLC, TO CONTINUE REDEVELOPING AN EXISTING BUILDING AND SURROUNDING AREA LOCATED AT 1738 NORTH TOWN EAST BOULEVARD IN THE CITY OF MESQUITE, TEXAS; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE NEW AGREEMENT AND ADMINISTER THE NEW AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Green and approved unanimously. (Resolution No. 11-2026 recorded in Resolution Book No. 74.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:18 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 (Item No. 15 - Discuss appointment of members to the Civil Service Commission/Personnel (Trial) Board); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:39 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

ADJOURNMENT

Ms. Rodriguez-Ross moved to adjourn the meeting. Motion was seconded by Mr. Casper and approved unanimously. The meeting adjourned at 8:39 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor