



City of Mesquite, Texas

Minutes - Final City Council

Tuesday, January 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 - CITY COUNCIL CHAMBER - 5:00 P.M.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:05 P.M.

Mayor Aleman 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 various City boards and commissions, and City officers or other City employees (Annual review of Municipal Court Judge); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 6:00 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive annual ethics training.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:27 P.M.

- 2 Receive preliminary financial statements for fiscal year ending September 30, 2025.

Ted Chinn, Director of Finance, presented the financial statements for fiscal year ending September 30, 2025.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:17 P.M.

INVOCATION

Will Klinke, Pastor, Mesquite Seventh Day Adventist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Leadership Mesquite.

SPECIAL ANNOUNCEMENTS

1. Mr. Casper announced that the City of Mesquite employees raised more than \$38,000.00 for local charities through the 2025 Real. Texas. Giving. campaign. The initiative ran from October to November last year. City employees made donations through payroll deductions, raffles, participated in contests and a silent auction. Funding donated to Real. Texas. Giving. will assist more than a dozen charitable organizations and programs. The City is very grateful to all the sponsors and partners who helped make this such a successful campaign.
2. Mr. Green stated that the City is looking for new partners to serve on its boards and commissions. Engaged citizens are encouraged to volunteer their time, knowledge, and expertise to make a difference in the community. By serving on a board or commission, citizens can have an active voice, be involved in the community and advise the City Council and staff on a wide range of service areas. Visit www.cityofmesquite.com/Boards to learn more.
3. Mr. Green encouraged citizens to attend a District 2 Neighborhood Meeting on Saturday, February 7, 2026, at 10:00 a.m., at Dallas College – Eastfield Campus, Building B, 3737 Motley Drive.
4. Ms. Rodriguez-Ross stated that citizens can sign up for Mesquite Alerts and receive real-time updates regarding emergencies, weather and news pertaining to our community. Visit www.cityofmesquite.com/MesquiteAlerts to learn more and sign up.
5. Ms. Rodriguez-Ross thanked everyone who donated to the WARM program, which made a big difference in helping people this month. WARM is an initiative that provides temporary accommodations for unsheltered individuals during extreme weather conditions. Sharing Life, the Mesquite Ministerial Alliance and the City all contribute to the WARM program, but additional financial donations are needed. More freezing weather is predicted this year, so please donate today.
6. Mr. Hubacek announced that the Mesquite Arts Theatre will present “Murder on the Orient Express,” a classic who-done-it mystery that will leave you on the edge of your seats. The show runs from Friday, February 6, 2026, through Sunday, February 22, 2026, at the Mesquite Arts Center. For more information and tickets, visit www.MesquiteArtsTheatre.org. Also at the Arts Center, the Mesquite Symphony Orchestra will present “Trial and Tribulation,” on Saturday, February 7, 2026, at 7:00 p.m. For tickets, visit MesquiteSymphony.org. Lastly, the Arts Center will present its Winter GLOW Fest again on Valentines Day, Saturday, February 14, 2026, from 6:00 – 8:00 p.m. This unique, family-friendly event will be a wonderland of Valentines and glow-in-the-dark fun. Enjoy workshops, art, music, vendors and more.
7. Mr. Smith invited everyone to the annual Polar Plunge on Saturday, February 21, 2026, at 8:00 a.m., at Vanston Pool, 2913 Oates Drive. This event is hosted by the Mesquite Police Department and helps to raise funds for Texas athletes to participate in the Special Olympics. You can register to dive in or make a monetary donation to help this worthy cause.
8. Mr. Murden stated that February is Black History Month. The City of Mesquite Parks and Recreation Department has events planned on Saturday, February 21, 2026, from 11:00 a.m. to 1:00 p.m., at Eastfield College, Building B, 3737 Motley Drive. In partnership with Mesquite Independent School District (MISD) and Dallas College, there will be a celebration of culture and creativity through student music and dance performances. The event will also feature a keynote address by Courtney Brazile of Dallas College. Pre-registration is required as venue space is limited.
9. Mr. Murden stated that he released a statement regarding a recent personal incident and apologized for any distraction this may have caused.

10. Mayor Alemán invited citizens to attend the State of the Community event on Thursday, February 12, 2026, at the Mesquite Arts Center, 1527 North Galloway Avenue. Everyone is invited to attend. Doors open at 5:30 p.m. and the program begins at 6:00 p.m. with a panel discussion. Panelists include Mayor Daniel Alemán, Jr., Mesquite ISD Superintendent Dr. Ángel Rivera, Dallas College – Eastfield Campus President Dr. Eddie Tealer and Mesquite Chamber of Commerce President Alexander Helgar. The evening will end with a short reception. Successes of the past year and plans for the coming year will be discussed.

CITIZENS FORUM

Sophia Graham, 1916 Foxwood Drive; and Kim Walker, 3014 Granada Drive, expressed support for City Councilmember Brandon Murden.

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.

- 3 Minutes of the regular City Council meeting held January 5, 2026.
Approved on the Consent Agenda.
- 4 Bid No. 2026-038 - Purchase of Construction Equipment for Water Distribution.
(Staff recommends award to Associated Supply Company, Inc., through BuyBoard Contract No. 788-25, in an amount not to exceed \$250,775.00.)
Approved on the Consent Agenda.
- 5 Approve Amendment No. 1 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 \$400,000.00.
Approved on the Consent Agenda.
- 6 Authorize the City Manager to finalize and execute a contract with Kimley-Horn and Associates, Inc., for professional engineering services to prepare a Roadway Impact Fee Study Update in the amount of \$164,000.00.
Approved on the Consent Agenda.
- 7 Authorize the City Manager to finalize and execute a contract with Freese and Nichols, Inc., for professional planning services to prepare a Strategic Plan and Comprehensive Plan Update for the City of Mesquite in the amount not to exceed \$371,051.00.
Approved on the Consent Agenda.
- 8 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Teague Nall and Perkins, Inc. a Texas Corporation, for Hula Drive and Parkside Drive Wastewater Improvements, in the amount of

\$764,880.00.

Approved on the Consent Agenda.

- 9 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with BGE, Inc. a Texas Corporation, for Executive Boulevard, Phase 2, in the amount of \$403,385.00.

Approved on the Consent Agenda.

- 10 Authorize the City Manager to finalize and execute the System Upgrade Agreement (SUA) and Migration Assurance Program (MAP) for the P25 Public Safety Radio System with Motorola Solutions for the term of January 28, 2026, through September 30, 2032, in the amount of \$9,948,364.00.

Approved on the Consent Agenda.

- 11 Appoint Daniel Alemán, Jr., Jeff Casper, Kenny Green, Elizabeth Rodriguez-Ross, Andrew Hubacek, B.W. Smith and Brandon Murden to the Mesquite Industrial Development Corporation for terms to expire December 31, 2027.

Approved on the Consent Agenda.

- 12 Appoint Daniel Alemán, Jr., Jeff Casper, Kenny Green, Elizabeth Rodriguez-Ross, Andrew Hubacek, B.W. Smith and Brandon Murden to the Mesquite Health Facilities Development Corporation for terms to expire December 31, 2027.

Approved on the Consent Agenda.

- 13 Appoint Daniel Alemán, Jr., Jeff Casper, Kenny Green, Elizabeth Rodriguez-Ross, Andrew Hubacek, B.W. Smith and Brandon Murden to the Mesquite Housing Finance Corporation for terms to expire December 31, 2027.

Approved on the Consent Agenda.

- 14 Appoint Daniel Alemán, Jr., Jeff Casper, Kenny Green, Elizabeth Rodriguez-Ross, Andrew Hubacek, B.W. Smith and Brandon Murden to the Board of Directors of the Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas; Towne Centre Reinvestment Zone Number Two, City of Mesquite, Texas; Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas; Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas; Reinvestment Zone Number Ten (Polo Ridge), City of Mesquite, Texas; Reinvestment Zone Number Eleven (Heartland Town Center), City of Mesquite, Texas; Reinvestment Zone Number Twelve (IH-20 Business Park), City of Mesquite, Texas; Reinvestment Zone Number Thirteen (Spradley Farms), City of Mesquite, Texas; Reinvestment Zone Number Fourteen (Alcott Logistics Station), City of Mesquite, Texas; and Reinvestment Zone Number Fifteen (Solterra), City of Mesquite Texas, for terms to expire December 31, 2027.

Approved on the Consent Agenda.

- 15 Appoint Daniel Alemán, Jr.; Jeff Casper; Kenny Green; Elizabeth Rodriguez-Ross; Kris Neill, Fritz Industries; Susie Wurster, Elements International; and Nicole Walters Budworth, Senox Corporation; to the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine Board of Directors for terms to expire December 31, 2027.

Approved on the Consent Agenda.

- 16 Appoint Daniel Alemán, Jr. as Chairman of the Board of Directors on the following boards: Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas; Towne Centre Reinvestment Zone Number Two, City of Mesquite, Texas; Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas; Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas; Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas; Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge); Reinvestment Zone Number Eleven, City of Mesquite, Texas (Heartland Town Center); Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park); Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms); Reinvestment Zone Number Fourteen, City of Mesquite, Texas (Alcott Logistics Station); and Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), for a one-year term beginning January 1, 2026.

Approved on the Consent Agenda.

END OF CONSENT AGENDA

PUBLIC HEARINGS

- 17 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0391, submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard.

(One response 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 January 5, 2026, City Council meeting.)

A public hearing was held for Zoning Application No. Z0425-0391.

Adam Bailey, Director of Planning and Development Services, stated that the applicant originally requested rezoning to Planned Development - Commercial to allow a building contractor's office with an accessory outdoor storage area. At the November 10, 2025, Planning and Zoning Commission meeting, the Commission indicated a preference for the request to be considered as Planned Development - General Retail (PD-GR) with a Conditional Use Permit (CUP). The applicant agreed, and the case was re-noticed accordingly. The site historically functioned as a legal nonconforming outdoor contractor storage yard for decades. The property became vacant in May 2024. The applicant acquired the property unaware of its zoning and legal nonconforming status, which expired in

November 2024.

The proposed plan includes a 3,000-square-foot building for office and material storage, with approximately 9,500 square feet of accessory outdoor storage for company vehicles and trailers, representing about 12 percent of the site. The development meets parking, landscaping, height, and setback requirements, as well as an 8-foot precast screening wall along the perimeter. The proposed ordinance will establish GR as the base zoning district with restrictions on certain uses while allowing a CUP for the contractor business with accessory outdoor storage. The ordinance limits the CUP to the applicant and establishes limits on what can be stored outdoors.

Applicant Braulio Camarillo stated that construction materials would be delivered to the site approximately twice a year. Operating hours will be 7:00 a.m. to 5:00 p.m. with vehicles stored on-site.

1. Sherri Neal, 3916 Hunters Trail, expressed opposition to the proposed application.
2. Tammy Jo Strong, 1713 Cool Springs Drive, expressed support for the proposed application.

Mr. Green moved to deny Zoning Application No. Z0425-0391. Motion was seconded by Mr. Casper and approved unanimously.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 8:01 P.M.

Mayor Aleman announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government code to consider commercial or financial information regarding business prospects or projects (Item No. 18 - Discuss a proposed development agreement for property near Old Nacogdoches Trail and IH-20); whereupon, the City Council proceeded to meet in the Council Conference Room. After the closed meeting ended at 8:25 p.m., the City Council reconvened into Open Session.

No executive action was necessary.

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Ms. Rodriguez-Ross and approved unanimously. The meeting adjourned at 8:25 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor